



Spotlight on Maintenance

Newsletter

Winter 2005

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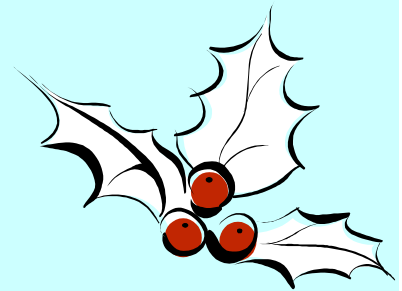
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Ohio Public Facilities Maintenance Association

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President's Message

By
Constantin Draganoiu



Thank you and Happy Holidays!

Thank you for your support and participation to the OPFMA Annual Conference and Trade Show 2005. This year's event has risen to the challenge it faced! We had to compete with Halloween - despite this we had a higher number of decision making power participants than in the previous years! Over 85% of all the comments received indicated that the conference was either "good" or "very good" in so many different aspects. The feature speaker, instructors, workshops, exhibitors, awards and rewards, food, entertainment, etc. were contributing factors to the success of the conference.

The Conference Committee did an excellent job in bringing everything together, and the Chairman, Wayne King, deserves the highest appreciation in leading it to this outcome, and I thank him!

I thank all of you who participated, and many thanks to the leadership of your institutions and organizations for facilitating your participation! I thank all instructors for gracefully donating their time and sharing their knowledge and expertise with OPFMA members in the workshops!

A warm thank you to all the exhibitors for their enthusiastic participation and hope that they will benefit from the old and new contacts they've made, as some of them have already informed us it happened.

I'm extending a "Special Thank you" to the new Board members, all participants to the Conference, who are committing their time and expertise to the advancement of OPFMA educational mission across Ohio. Here are our newest Board members:

Rick Savors, OSFC, Communications Chief; *Jake Jones*, Warren County director of Facilities; *Dale Girt*, Lorain County Public Libraries, Director of Facilities; *Norm Sorge*, Medina City Schools Maintenance Supervisor; *Joe T. Taggart*, City of Reynoldsburg, Maintenance Supervisor; *Ted Howell*, Brewer-Garrett Co., Senior Project Manager; and *Jim Duckworth*, Integrated Controls Solutions, Inc.

Our Board will be a lot stronger and more diversified than at any time in a long while!

If I overlooked anyone who expressed desire to be part of the Board or one of the committees, please call or email to me, any other Board member, or the OPFMA office – we'll answer you promptly. We treasure each person as each person brings in his/her expertise and a unique angle of viewing matters! We are already planning for the next year but there is still time to join us!

At this time a new BOC series is in advanced stages of preparation to start by end of January in Columbus area. The Board meets again in January to reorganize itself, form committees, work toward expanding the BOC program and initiate new programs, start planning for the 2006 Conference, etc.

2005 was a challenging year for OPFMA and the BOC program. We have a total of 53 BOC graduates during this year from one series started in 2004 and two new ones in 2005. This year was characterized by hard and intense work and holding the Annual Conference two weeks earlier - stretched us a little, and we started 2005 operating with entirely new staff - but I'm happy to say that overall OPFMA passed the tests with good results! My hope is that your 2005 was also a good and productive year!

I wish you a Merry Christmas, Happy Holidays and an even better, much better New Year!

Conference 2005

Evaluated by the Attendees

This year the Conference and the Trade Show was held two weeks earlier than traditionally we do and all the drivers enjoyed an absolutely gorgeous weather! To make up for the shorter preparation time, our staff worked with dedication and in the highest gear possible to be ready on Oct 31st to receive our participants with a smile along with all the info they needed!

Upon registration our Attendees received a folder stuffed with all the pertinent info along with a very nice and useful business attaché - a “Welcome to 2005 Conference and Trade Show!” souvenir.

After a continental breakfast everyone was ready for the conference opening session, “Protecting Our Public Buildings – My Job and Your Job” held by Mr. Rugala a former Special Agent with the FBI for 25 years, and Unit Chief of the FBI’s Behavioral Analysis Unit. A tremendous interest and appreciation was expressed by our Attendees – and “excellent” was the word mostly heard among them!

After the break the participants followed their interests selecting sessions that started to run on four parallel tracks; many attendees suggested us to have repeat sessions for future conferences as they would like to be part of more interesting session, others would like us to have longer sessions to learn more!

At mid-morning break they stopped by for refreshments and cookies, networking with old and new friends and heading with expectations to their next workshop.

Lunch time was the most animated time as all attendees were eager to get to the Exhibition Pavilion where our exhibitors were readily waiting to present their services and products, prepared to happily answer questions and offer their support just after sharing a delicious lunch with all the participants in a cordial atmosphere.

Our Exhibitors were enthusiastically presenting their services and products and after lunch they hold “Table Talk” sessions for the interested ones to gain deeper knowledge about services and products presented, also they held raffle drawings with gifts they brought in for visitors adding more fun and interest to the show.

We appreciate all the participants and hope that our attendees will contact these good friends and supporter of OPFMA as they are a reliable source of services and equipments for public facilities around Ohio, and Ohioans could understand and interact with each other so well, as the ambiance throughout the Conference demonstrated!

The following companies took part to the Trade Show this year:

**Engineered Systems
Imaginit Technologies
Institutional Diversified
Integrated Control Solution Inc.
J.A. Sexauer
Johnson Controls Inc.
Legacy Commercial Flooring, LTD
Schaeffer Oil Company**

**Service – Tech Corporation
Sherwin Williams Co.
The Brewer-Garrett Co.
Trane Co.
Tremco Inc.
Turner Construction Co.
Zesco Inc.**

We are pleased to see that our Exhibitors were highly graded by the majority of the attendees who suggested us to extend the interaction time for “Table Talk” sessions giving them a chance to learn more about exhibitors’ services and products that could be useful for their facilities – others suggested to organize special seminars for exhibitors to come in and give a more detailed presentation of matter of interest to attendees!

When the afternoon workshops came to a close, all the participants had a break to refresh and get ready for the relaxing evening that started with a cash bar as a prelude to dinner!

Around dinner tables new friendships easily developed and ranks dissipated – it was a very pleasant time!

After raffles were held - **Andy’s Last Band** entertained a happy audience – there was fun, laughter, many nice and useful gifts were given away to the lucky ones, and there were some lucky more than once!

From this point on we rather have the attendees evaluate the Conference, share a couple of the special comments which we’ve received from some participants after the Conference, as well as have some pictures speak for themselves!

We are proud to share with you the results of OPFMA 2005 Conference Overall Evaluation by our Attendees –

Let The Numbers Talk!

Conference	Excellent	Good	Fair	Poor
Overall	67%	33%		
Meeting rooms	35%	63%	2%	
Meal quality	65%	30%	5%	
Hotel rooms	69%	31%		
Registration packets	70%	30%		
Content of sessions	68%	32%		
Instructor / Presenters	70%	30%		
Trade Show	22%	62%	14%	2%

Let’s hear what some of our participants are saying:

I wanted to compliment you guys on how well the OPFMA show was run this year. I had many meaningful conversations with your attendees and really enjoyed the show. Please let me know if there are any additional areas that I can support your future efforts.

Ted Howell

Brewer-Garrett

I attended your conference in Columbus this past week and found that it was very informative. I am interested in signing up for the BOC certification class. If you could respond to where and when these classes will be that will be helpful.

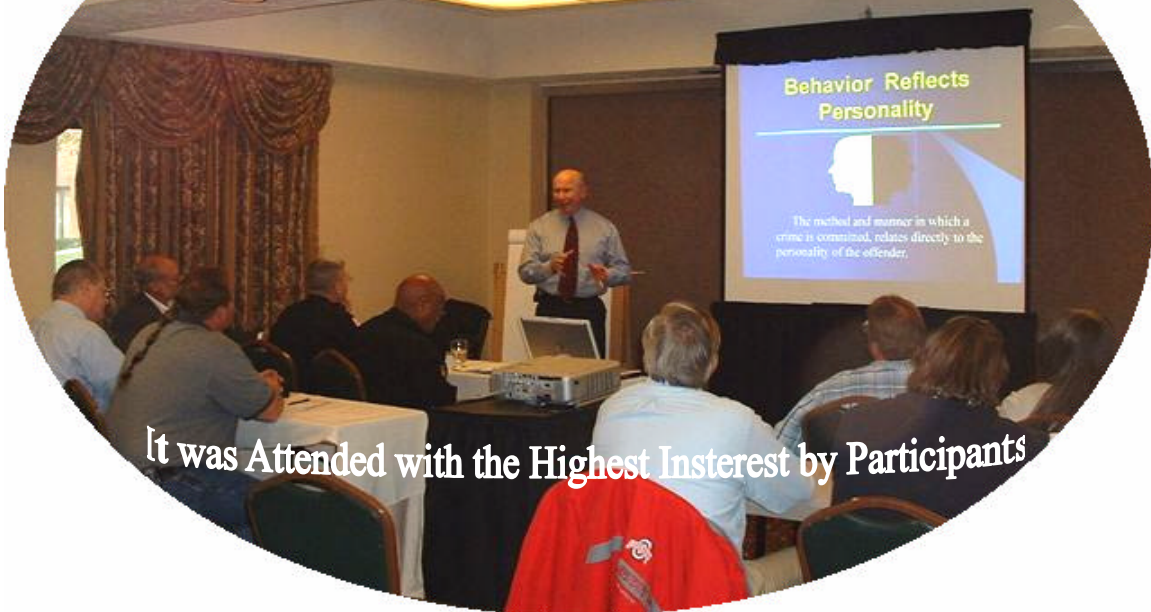
Mike Jones

Parkway Schools

Great conference with informative sessions. Monday night's entertainment was 1st rate! The program needs to be marketed better as I just happened to stumble across information on the conference and I have been in the public sector management business for over 21 years.

Kurt

The Keynote Session was on Security -



It was Attended with the Highest Interest by Participants

Alert and Ready for the Workshop ...



Smile, but you can't surprise us!



Catching up on the latest news in town!



Talking about tomorrow - it's almost time to say "Good Night!" ...



A Warm Thank You to All of Our Participants!

Building Operator Certification (BOC)

Building Operator Certification is a professional certification for staff that operates and maintains commercial and public buildings.

Operators earn certification by attending training sessions and completing project assignments in their facilities. The certification provides a credential for their professional development while also offering employers a way to identify skilled operators.

The Ohio Department of Development has obtained a license for implementation of the BOC program in Ohio. OPFMA is a non profit educational organization and at this time it's the only organization that teaches BOC Program throughout Ohio.

BOC certifies individuals in energy and resource efficient operation of building systems at two levels:

Level I - Building System Maintenance

Level II - Equipment Troubleshooting and Maintenance.

Participants attend eight days BOC classes, and upon successful completion of each class tests and in-facility projects, they receive the Building Operator Certificate from the Northwest Energy Efficiency Council.

OPFMA established the foundation for the BOC program in another two cities this year, and is in process of adding new bases across Ohio.

BOC Program gets lots of attention among those who provides us with safety and wonderful living conditions in public facilities. It is useful for building operators as well as for the building management.

The program has been successful at improving the comfort in public facilities as well as saving energy and money.

The Northwest Energy Efficiency Alliance found that over 65% of BOC certified operators are applying concepts learned in training and 26% undertake specific measures such as large energy conservation projects and IAQ improvements. They also estimate that there is an average annual energy savings of 28,600 kWh per participant.



First 2006 BOC Series Coming To Columbus!

As we are celebrating the 3rd BOC series graduating in 2005 and our successful Conference and Trade Show, the main focus of our attention is back to the BOC program!

Since June 2005 an intense planning is taking place for BOC program's expansion in 2006 and beyond. There is a non-stop interaction between OPFMA, ODOD /OEE and MEEA in an effort to offer a good quality BOC program to Ohioans in the maintenance field.

At this time, our BOC Program Coordinator –Cornel Pod - already has crystallized the foundation for the next class!

*** Jan 27th 2006 - Projected starting time**

*** Location is in Columbus area** – in process of selecting the next host to facilitate the teaching.

*** Classes will be held one day per month** – in the traditional form

*** Our "BOC on Site-Coordinator"** will be the highly professional, kind and helpful - Lori Killian.

Important:

BOC is back in Columbus after two years! We encourage those who prefer Columbus area rather than Cleveland or Cincinnati to **take advantage** and register as soon as possible as **the course starts in just few weeks!**

Contact our BOC Program Coordinator:
440.756.5620 or E-mail bocc@opfma.org

Check often our website at: www.opfma.org for new BOC classes to be offered in your area.

Meet Our Cincinnati BOC Graduates!



Congratulations Class! ***Graduation date - Oct 18th 2005***

We extend our warm congratulations and appreciation to all the hard working students who successfully graduated from Cincinnati BOC Certification Program this fall.

This class performed admirably despite of having to move to a new location in the middle of the BOC course! Our students' adaptability to unexpected changes was very impressive as their thirst for learning couldn't be detoured by unplanned events!

Serious and dedicated, this class had a wonderful attendance regardless of the weather – no wonder they established a new high record of successful graduation achieved by a BOC Class!

Here are our graduates in alphabetical order:

Sandra Achor - Homer Artrip - David Diesel - *Leroy Ellerbrock* - Keith Frasure - Richard Grosse - Brent Reiner - Dan Rice - Martha Roche - Mike Rosenberger - Jim Schutte - Bill Schwamberger - Tom Shures - Steve Slivinsky - *Betty Staugler* - Ted Terrell - Dick Zurbuch (*Leroy & Betty graduated with Lima Class*)

**Congratulations and the Best Wishes to all of you,
OPFMA Administration**

How to determine a lubricant's performance

by Richard Greenwald, Schaeffer Oil Co.

At today's fossil fuel and electrical costs, the amount of money that can be saved with the use of engineered lubricants is astonishing. The direct effect of these lubricants relates to a huge direct-cost savings to all consumers. Today's "energy efficient" lubricants used in trucking, private vehicles, busses, air compressors, HVAC equipment and industrial machinery are known to have an effective fuel savings of 5% - 10%. The fact that your equipment will last considerably longer with these lubricants should have you clamoring to purchase the best products available. Unfortunately, lubricants are typically assumed to be "all the same", so no one is really getting excited about them.

The purpose of lubricants is to effectively prevent wear of metal surfaces, reduce friction, remove heat away from the process, dampen shock, seal out dirt and other contaminants, and minimize corrosion. Lubricants influence the efficiency of any given mechanical device to an extent not usually considered by the average person.

It needs to be understood that the performance of a lubricant is determined by the 1) base stock, 2) additive package, 3) compounding & blending technology. Not all lubricants are created equal!

Today there is a vast collection of available lubricants whose efficacy range from excellent to poor. I think most of us would be shocked to know that some of the most expensive products perform poorly when objectively tested. If given a choice, we would prefer to utilize the product that would save us the most amount of money, but how does one recognize a good product?

I already mentioned that a popular product, a good name may not mean as much as one would suspect.

How does the typical consumer evaluate a product and determine whether it will cost less to use than the other products out there? Will it protect your equipment better than other brands? Unfortunately, unless you are a lubrication expert, you may never know. I believe that, as with everything, the better educated you become the better prepared you will be to make an informed decision.

The large oil manufacturers certainly are not getting us the information! We can recognize the marketing ploys, however. We know who Number One is, or who gives "ultimate protection"- but unfortunately there is no concerted effort to educate the public as to the best and worst oils to use.

Not one engine manufacturer recommends the use of aftermarket oil additives. Some manufacturers actually warn consumers that these products can harm today's engines.

The American Petroleum Institute (API), which determines the specifications for oils, does not help protect the consumer from the sub-standard oils sold by "reputable" oil companies. The API knows which oils are the best available. They also know which oils fail their "limited" minimum standards. The information they acquire is secret, however.

Most oil companies are not informing the public that there are oils in existence today that can extend oil drain intervals well past 20,000 miles. Most oil-change companies certainly would not like to see their customers only once a year. I wonder what the environmental impact would be if we only had to change our engine's oil once a year!

I suppose that one way to determine the best oil would be to research the company's products.

Some properties of good motor oil are:

- * A flash point above 400 F.,
- * A Viscosity Index (V.I.) of at least 140 and
- * An API certification of "energy conserving".

If the products extend oil changes, that is a step in the right direction. If the company promotes the use of oil analysis, then the facts about the oil's properties cannot be hidden.

An informed public will begin to understand that the quality of a lubricant has tremendous importance. It is my hope that eventually most of us will understand the relationship of **"the cost to use a lubricant vs. the cost to purchase a lubricant"**.

For more information feel free to contact Richard at **216-401-1845** or rgreenwald@schaefferoil.com

OPFMA Board Members and Contact Information

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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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