



Spotlight on Maintenance

OPFMA Newsletter – Connecting knowledge and public facilities' maintenance needs!

Fall 2006

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Ohio Public Facilities Maintenance Association

Visit Our Website at: www.opfma.org

Contact us: editor@opfma.org



President's message

By Constantin Draganoiu

Autumn is here! The "cooling" season is coming quickly to an end and pretty soon the "heating" season will be blowing its freezing breath all over Ohio.

Energy usage has never been more challenging and the demand for higher efficiency never that strict! To assist its members in addressing these challenges OPFMA is organizing the **"Empowering Savings"** Annual Conference and Trade Show.

Topics and speakers were carefully picked! We've got the best combination!

Topics in energy, safety, fuel matters, new regulations and legal issues will be addressed from design to implementation, as well as daily operations and maintenance stages - all packed in 24 sessions. Speakers from the Ohio Congress to State agencies reps to A&E and Law firms to instructors and many other field specialists will provide first hand information and insights in all these subjects!

Come, learn, enjoy, and make the conference a great success!

The conference success will be only as great as the OPFMA members' participation! OPFMA Associate (business) members will be there too! Several of them have been very supportive of OPFMA activities for years such as: M.-E. Companies, Brewer-Garrett Co., Trane Columbus and Four Seasons Environmental. They and many others will have their services and products displayed at the trade show!

Come and learn - they could provide the solutions you are looking for!

OPFMA staff have been working, behind the scenes, tirelessly for months to organize and make possible this big event! I could not conclude this message without recognizing, their efforts, support, and dedication. The Board members along with the Conference Committee in a team effort that keep on going must be recognized also! In no particular order they are: Norm Sorge, Maintenance Supervisor at Medina City SD, Randy Crossley, Director of Maintenance at Lima City SD, Mark Wantage, OSFC Maintenance Administrator (Ex-Officio), Jake Jones, Director of Facilities at Warren County Commissioners, Dale Girt, Director of Facilities at Lorain County Public Libraries as well as Ted Howell, Senior Project Manager with Brewer-Garrett. Richard Greenwald, Principal with Richard Greenwald Inc and Jimmy Duckworth, Sales Engineer with SA Comunale – both Associate Members also!

A special recognition I'd like to extend to Ron Atkins, retired Project Manager with Mad River School District, and Wayne King, Project Manager with Franklin County Facilities Department for their dedication and support of OPFMA activities in spite of heavy medical challenges for their mothers and other close relatives whom they helped to get through.

Last, and toughest to address, is my personal appreciation and deepest sympathy for OPFMA Secretary-Treasurer and one of our organization columns of strengths, the Operations Coordinator at Oak Hills Schools District, John Beckemeyer. He suffered the irreplaceable loss of his father who passed away just a few weeks ago. Nothing can ameliorate his loss – we only can say a prayer for John and his family's peace.

Although deeply affected, John continued to support the efforts for the best outcome of the conference.

It would be a recognition of his non-stopped effort, and all the others who worked at and keep on working on this event, to see you on Nov 6th at the conference, to enjoy your participation and support!

We organize this large event for YOU! To enjoy and benefit from it you have to be there!

OPFMA GOES ON THE ROAD

With HB 251 legislation on the horizon, our Education Committee Chairman Ted Howell and OPFMA President Constantin Draganoiu have been out there promoting OPFMA's mission and the Building Operator Certification (BOC) program through out Ohio.

Section 123.011. (D)(6) of the proposed legislation - HB251 - as currently written, states:

..... not later than two years after the effective date of this amendment, each state-funded facility excepting a facility of a state institution of higher education is managed by at least one building operator certified under the building operator certification program or any equivalent program.

Most state-funded facilities are unaware of the proposed legislation so we have taken on the task of spreading the word. So far we have presented it to the Buckeye Association for School Administrators (BASA), the Ohio Association of School Business Officials (OASBO), the County Commissioners' Association of Ohio (CCAO), State Facilities Management Round Table and Dayton Trane School Facilities Seminar. Another presentation will be held at OSBA Capital Conference on Nov 13 by Sherry Hubbard Manager of the Energy Outreach OEE/ODOD, Ted Howell Senior Project Engineer with The Brewer-Garrett Co., Karel B. Oxley Lima City Schools Superintendent and Mark Wantage Maintenance Administrator with the Ohio School Facilities Commission.

On Nov 14th we will have a table in the "Avenue of Answers" a three hours session presented by Norm Sorge, Maintenance Supervisor Medina City Schools, Randy Crossley Supervisor of Plant Operations of Lima City Schools and Ted Howell. Norm and Randy are also BOC graduates and Ted is a BOC Instructor! Talking from experience!

Included in the "state-funded" facilities there are 614 school districts in Ohio. With the energy conservation training requirement of HB 251 we should be very busy for the next few years!

If you are interested in seeing a presentation or if you have a group that would benefit from having a presentation to - please call **Ted Howell** at 440-823-6456 or email him at thowell@brewer-garrett.com



There is a teamwork atmosphere in Ohio – mutually beneficial to the Ohioan schools!

ODOD/OEE's Dr. Anunike, **ODH's** Mary Clifton and **OPFMA** President Constantin Draganoiu audited a BOC 105 class to evaluate the benefits of the BOC training for schools' maintenance departments toward the requirements of HB203, also known as the Jarod's Law.

OPFMA Conference 2006 – Presents Topics of Actuality

Be there to learn from the very best!

Which public facility could afford in this challenging era to postpone educating its employees when it comes to knowledge about the latest rules, codes or new technologies and to let them get second hand info? OPFMA selected the most ardent topics for the today's public facility maintenance field - knowing that a well trained and educated employee is a critical asset for any efficient, cost effective operation!

A glance at few of hot topics!

HB251 a new bill in legislative process, encourages energy efficiency on public facilities.

State Rep. John Hagan, one of HB 251 bill co-sponsors will make a presentation on what facilities will be affected by this new bill, which are the new energy efficiency requirements and conservation programs that must to be developed and when HB 251 becomes law!

Energy efficiency is no longer a voluntary project undertaken by few facilities – it's a serious matter that brought the State Legislators to the need to create a new law proposal -- HB251. It's a complex new bill - **Come to learn from the source!**

Jarod's Law - HB 203 will be presented by Amanda Burkett, MA. - Chief of the Indoor Environments Section; **Ohio Department of Health.**

Come and learn from the most informed ones!

What is the Jarod's Law and why do we have it? What will be its expected impact on Ohio's schools and local health departments, how the future of school inspections' is changed. **Major issues every school should be informed and prepared for!**

Check Your Reservation!
It's Time to Register -if You Didn't!

November 6 & 7

Be where the Action is!

Marriott North Columbus
6500 Doubletree Ave,
Columbus, OH 43229

The four tracks Legislation and Codes, Professional Continue Development, Design and Construction and Maintenance & Practices are described on attendee's brochure, our web site and you'll also have a short description of each workshop on the attendee's folder that you'll receive at registration table on Nov 6th! Excellent speakers are preparing to meet you and provide the best up to date info and solutions. Workshops - in classroom style – gives you the chance to interact and ask questions!

OPFMA staff and the Conference Committee members are working non-stop to provide the best conditions and atmosphere for you even while the Conference takes place. It's our goal to make this important yearly event for the maintenance personnel, a very instructive, useful and pleasant one! **Your smile is our reward!**

Registration is (3) easy steps away - get a print out of the registration form - fill in the requested info – fax it to our office

Please contact us if you need any assistance or have questions!

Toll Free: (866) 570-7880

Fax us at: (440) 716-8519

E-mail: Alexandra@opfma.org or office@opfma.org

Congratulations to the BOC Graduates of January 2006 Class!



Our January 2006 BOC Class Graduated on July 28th - We wish them success, promotions and increased productivity in their jobs!

Here are our Graduates in alphabetical order on their first day in classroom ready for BOC 101:

Scott **Amburgey**, Sam **Anderson**, Doug **Arnold**, Richard **Berdine**, Terry **Bills**, Stan **Bochenek**, Paul **Bryan**, Tom **Burnett**, Michael **Carter**, Chuck **Clevenger**, William **Daniel**, Tim **Dix**, Roger **Diller**, Ryan **Elliott**, Gene **Esbenshade**, Kevin **Fouch**, Gary **Gleim**, Carl **Hardwick Jr.**, Gary **Hillard**, Andy **Hout**, Mike **Jones**, Dale **King**, Randy **Krebs**, Matt **Maleski**, Keenan **McKee**, Skip **Miller**, Victor **Miller**, Chris **Mounts**, Nick **Parchment**, Michael **Patrick**, Gary **Rahn**, Eric **Shoop**, Charles **Smith**, Dave **Swann** and Windell **Williams**.

OPFMA is proud to congratulate the largest BOC class and happy to learn that the students enjoyed the comfortable classroom graciously provided by Trane, a much appreciated Associate Member of OPFMA. OPFMA keeps constant contact throughout the BOC course with the Instructors and Site Coordinator in a team effort to provide our students with all the needed materials and assistance to support their endeavor.

Dr. Anunike, ODOD/OEE audited the entire course to get first hand feedback from students and instructors. Also other leaders of public facilities audited classes over the length of the course - "seeing is believing"!

Congratulations Class and Thank You for the great spoken and unspoken message!



The Fall BOC Series in Session!

Sept 15 2006

Apollo Lima Career Center

Next BOC Series scheduled to start in Dec 2006:

Cleveland and Cincinnati

For details contact the BOC Program Coordinator – Cornel Pod

bocc@opfma.org

This BOC Certification Series was rescheduled to accommodate the special requirements that some of schools' maintenance departments had to address during the students' summer vacation.

The "Apollo Lima BOC Series"- (29) students – just started their journey toward the graduation!

We ask our students to contact us with any assistance that they might need over the months to come – OPFMA wishes the BOC "Apollo Class": **"Success all the way to their Graduation – in March 2007!"**

The BOC Program is appreciated as being a timely certification for the public facilities maintenance departments' personnel across Ohio, as energy efficiency and preventive maintenance are every employer's main goals in their constant effort to keep up with the new energy regulation.

Two different angles – One single conclusion!

A BOC graduate, after seven months of study and projects completion, definitely has something to say!

"Dave Swann and I attended in the BOC Series Jan 27–July 28 2006. I would like others to know how informative the BOC classes were to us going into our new building. It gave us a new perspective toward what to look for regarding the indoor air quality, energy conservation and gave us a set up on our HVAC systems. We appreciate the guidance you provided."

Roger G. Diller

Maintenance Supervisor

Tecumseh Local School District

Graduate of Jan 2006 BOC Series

OPFMA President, Constantin Draganoiu, made arrangements and held a BOC program presentation at the CCAO/FMA seminar. – Here it is how the BOC program was perceived:

"YES- the presentation was right on line for the advancement of the maintenance personnel assigned to all County Facility/Maintenance Departments. I would recommend attending the classes to all maintenance people that want to learn the ways to increase their knowledge, understand reasoning for system types and sizes, energy conservation, and calculations necessary to meet the maintenance/repairs on buildings systems. Excellent classes on the Level I course and I hope to attend the Level 2 course also."

Allen Jackson

Director of Facilities

Erie County Commissioner

OPFMA organized a special session part of the Professional Development track at our 2006 Conference – **"BOC LEVEL II and Certification Renewal"** - presented by **Midwest Energy Efficiency Alliance**, BOC Program Manager - **Paige Knutsen**. There are other sessions teaching the BOC & maintenance field!

To Learn More – to Learn From the Source – Come, Be Part of Our 2006 Annual Conference!

Changes Create New Fuel Challenges – **Are You Prepared?**

As the energy and cost efficiency matters are a priority on every public facility's maintenance department agenda, OPFMA brings in experts in the fuel efficiency field to assist and prepare you for tomorrow's challenges!

"Clean Air Act & Fleet Emission" and "Fleet Efficiency" – are two of the 2006 Conference's sessions.

Plan to be there – ask questions and learn from the experts!

Richard Greenwald OPFMA Associate Member presents below some information on the EPA mandate for use of diesel fuel.

Soon there will be new sulfur content requirements for diesel fuel – it will be reduced from 500 ppm to 15 ppm. The new law will create a re-run of the era when many challenges were created by unleaded fuel as it took over the market. Prepare yourself as we are heading fast toward similar crisis and challenges with the diesel engines!

Due to the health and environmental concerns, the EPA has mandated that all diesel fuels will eventually become more environmentally friendly by reducing the sulfur content in the fuel. The reduction of sulfur in today's diesel fuel will cause a great deal of harm to all engines, pumps, and injectors, if not treated with a good fuel additive. Most school systems and city governments rely on their fuel supplier to provide a good quality fuel at a reasonable cost. The large majority of fuel suppliers will be surprised by the intricate effect that the up-coming ultra-low sulfur diesel fuel will have on the existing operations! In a recent meeting with lubrication specialists from all over the US, it was revealed that most suppliers have adopted *"the wait and see"* attitude! They are used to the price-driven fuel market, and don't realize that the blending of fuels - will not be allowed anymore. Some don't realize that the premium fuel they have been purchasing will not be produced in the near future!

The new law requirements create lots of changes that we must face and handle to provide a smooth transition. Prevention is better than repairing! The ramifications created by the new law are many, and a whole seminar could be done to cover all of them, and we should have one!

Here is a list with the most evident ones to start preparing you to meet the challenges down the road.

- * Some busses will need to be updated with soot traps, modified fuel pumps, catalytic converters, and other emission control equipment. Once modified, the engine will no longer be able to use fuel with more than 15 ppm sulfur. Most of the modifications will reduce the efficiency of the engine by approximately 4%.
- * The availability of the ultra low product could be sparse at times, while over-the-road premium and low sulfur fuels will be discontinued,
- * The product may not be stored in containers or tanks that had contained other diesel fuels until flushed several times to reduce the sulfur content to 15 ppm,
- * Storage in plastic tanks may increase the sulfur content of the fuel,
- * Some newer equipment will have sensors that will prohibit the equipment from operating if the sulfur content is above 15 ppm,
- * The elimination of most of the sulfur from the diesel also reduces the lubricity of the fuel. Lubricity is essential to the proper operation of injectors, rings and fuel pumps.

A well informed supplier should be educating his customers that with the proper fuel treatment program, most fuel users' consumption will go down an average of 5% as well as he shall give them the new guidelines to follow when selecting a diesel fuel additive to make the transition smoother.

*By Richard Greenwald
- Schaeffer Oil Co -*

*Editor's note: Article to be continued in next editions. For more info and details contact the author of this article at: (216) 401-1845
rich@rgreenwald.com He will answer your questions and provide reference sources upon request.*

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All photos must be in JPEG or TIFF format and sent as an attachment to an email.

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