



Spotlight on Maintenance

OPFMA Newsletter – Connecting knowledge and public maintenance needs!

Summer 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

The Growing Importance of the Maintenance Department

As the energy, safety and environmental issues are daily in the news, the maintenance and prevention is brought into the "spotlight" -- no pun intended -- more and more every day! The upward spiraling cost of energy, the "new fuel" law to start being implemented in October 2006, the Energy Policy Act of 2005 and its State of Ohio "offspring" to be (HB251, for now), IAQ and safety concerns, now enforceable in schools as directed by Jared's Law, demand more and more knowledgeable maintenance personnel.

True to its mission, OPFMA continues to inform and educate its members, heightening the awareness of new energy issues, laws and regulations through the newsletter, seminars, programs, etc., as well as providing training for them. Striving to reach as many public institutions as possible, we have recently increased our partnership and cooperation with many other state-wide organizations!

Well-known school associations, such as BASA, OSBA and OASBO, expressed increased interest in the BOC program. They enthusiastically accepted the OPFMA initiative to make presentations of the BOC program at their conferences and meetings. Facilities Management Association of County Commissioners Association of Ohio has also extended an invitation for a BOC presentation at their summer conference!

Other organizations, such as the Cleveland Engineering Society, extended an offer to cooperate with OPFMA in promoting each organizations activities. We appreciate their initiative very much!

Recently, through the leadership of Mr. Mark Wantage, OPFMA Board ex-officio member and OSFC Maintenance Administrator, a contact has been established with the Ohio Department of Health, Ms. Amanda Burkett. Foreseeing the possibility of OPFMA and local Health offices organizing seminars on Jared's Law guidelines and its impact on facilities and their maintenance departments, she requested more info about BOC program. We are really looking forward expanding this vision!

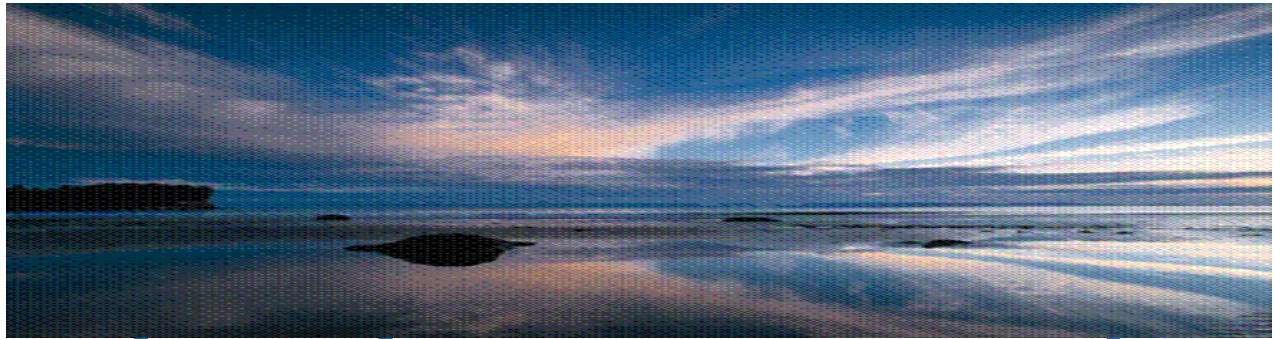
In partnership with ODOD-OEE and MEEA, the BOC Program Advisory Committee was formed and had its first meeting on May 25th. Some of the issues on its agenda were the BOC tuition, program population, the BOC certificate renewal, BOC Level II, and CEU equivalency issues, all very important matters that you often asked us about.

Meanwhile, two BOC classes in Columbus are in "full swing", and a new class will start on July 14th in Lima area!

2006 OPFMA Annual Conference and Trade Show are less than six months away. Although we have a strong team working together under the leadership of Mr. Jake Jones, you can never have too much help! If you wonder how you could help, start simply by contacting Alex at the OPFMA office, by phone or email.

I'm wishing you success in all you do and hoping to see you at one of the seminars, BOC or otherwise, as well as at the 2006 Conference.

Remember, it's never too early to have a plan - Act now!



Welcome the New OPFMA Members

We are pleased to introduce to you the new OPFMA Members and Associate Members and would like to invite our long term, some for decades, loyal friends to extend a warm welcome to their new colleagues and friends to be!

Also please visit our new Associate Members website – they could be of assistance to your facilities needs! There is a direct link to their website from www.opfma.org website – click on “Associate Members” and display the list of all Associate Members. Learn how they could assist you!

Here are the new members - sorted by membership category and by date that they became OPFMA members:

Individual Membership

Dale A. King - West Liberty-Salem Local Schools
Douglas A. Arnold - Facility Manager - City of Tipp City
Kevin Fouch - Director Maintenance & Transportation - Fairfield Local Schools
Terry Bills - St. Henry Cons. Local Schools
Andy Hout - Maintenance Supervisor- Gallipolis City Schools
Ryan Elliott - Gallipolis City Schools
Mary Ann Pellerano - Laurel School, Shaker Heights, OH
Melissa L. Dehart - MCS Land Development, Dayton, OH
Roger D. Yauman - Director of Business & Operations- Alliance City Schools
Mark G. Miller - Director of Business - Elida Local Schools
Ken Stechschulte – Maintenance Supervisor - Kalida Local Schools

Institutional Level I Membership

Tecumseh Local School District - New Carlisle, OH
Spencerville Local School District - Spencerville, OH
Huber Heights City Schools - Huber Heights, OH
Clinton Memorial Hospital - Wilmington, OH

Institutional Level II

Licking Valley Local School District - Newark, OH
Lucas County Facilities - Toledo, OH

Associate Members

Emerald Environmental, Inc - Kent, OH
GBBN Architects – Cincinnati, OH

Conference 2006 – just few months away!



Mark your Calendar Today!

November 6 & 7

Location:

Marriott North Columbus

**6500 Doubletree Ave,
Columbus, OH 43229**

The 2006 Conference Committee is chaired by Mr. Jake Jones, Director of Facilities, at Warren County Commissioners. Being nicely impressed by our 2005 Conference, that he attended, Mr. Jones expressed his desire of being part of our Board and offered to support OPFMA effort of keeping the maintenance personnel of public facilities informed and involved in yearly educative activities across Ohio. With all the limited time to spare he took the leadership of Conference Committee and strives to organize a 2006 Conference at least as good as the one last year!

We are a little pressed by time due of some unpredicted events but our conference committee is determined to catch up with the scheduled steps in the long process of organizing the conference!

There is hard work ahead of us, but be assured that we will cut sleep hours if needed to have a great 2006 Conference!

With your satisfaction in mind we are in the process of searching for good speakers to deliver the most up to date issues that matter to you such as energy efficiency, new legislation and codes, continue education and preventive maintenance to name a few. If you know of some great speaker that you'd like to have at the Conference - please let us know as soon as possible to contact them!

Meantime **Mark your calendar - reserve the dates of Nov 6th and Nov 7th – come to learn and fellowship!**
Meet old friends and make new ones! Learning is fun when in good company!

Remember if you need overnight accommodations on November 5, 6 and 7, you need to call Columbus Marriott North at **(614) 885-1885**. Make room reservations as soon as we let you know about the established **special conference rate** - the number of rooms at the special rate is limited and it will be distributed on a first-come, first-serve basis.

For the 2006 Trade Show - we already have posted on our website, and in this newsletter, the "Exhibitor's Registration Form" to facilitate exhibitors space reservation. Also for your convenience we'll shortly post on our website the Attendee Registration Form!

Contact us at: office@opfma.org or call **(866) 570-7880** or Fax us at: **(440) 716-8519** with ANY suggestions or questions.

Exhibitor Registration Form

OPFMA – 2006 TRADE SHOW

November 6, 2006

Columbus Marriott North

Columbus, Ohio

Company Name _____

Contact Person _____

Address _____

City/State/ZIP _____

Phone (____) _____ Fax (____) _____

E-mail/Web site _____

Products or Services to be Featured _____

Electrical Hook-up Needed: ☐ Yes ☐ No

Names of Additional Representatives: _____

Package Choices:

Associate Member Package: __\$595 (10 foot wide) __\$810 (15 foot wide) __\$1,025 (20 foot wide)

Conference Only: __\$435 (10 foot wide) __\$650 (15 foot wide) __\$865 (20 foot wide)

MEALS:

Exhibition cost includes two complimentary lunches and two complimentary dinners. Additional meals are available for \$50 each per person. Please indicate your preferences for meals at the exhibition:

_____ Total number of lunches needed (2 are complimentary, extras are \$50 each)

_____ Total number of dinners needed (2 are complimentary, extras are \$50 each)

\$_____ **TOTAL COST (include exhibit fees and extra meals, if any):**

___ Check Enclosed ___ Invoice Us (payment is due by Friday, September 29th)

___ We will donate raffle prize(s) for the exhibitor drawing(s).

Prize(s) Donated: _____

Signature: _____

Title: _____

Date: _____

Please mail, fax, or E-mail to OPFMA,
P.O. Box 835, Cleveland, OH 44070
Fax: (440) 716-8519, E-mail: info@opfma.org
Questions: (866) 570-7880

BOC Program

Building Operator Certification (BOC) is a professional certification program 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 staff.

The Ohio Department of Development has obtained a license for implementation of the BOC program in Ohio. OPFMA is a 501(c)(3) nonprofit educational association that organizes the BOC series across Ohio. OPFMA contracts and coordinates the BOC Instructors, the BOC students and class logistics, as well as the administrative and financial affairs related with the BOC program across the state.

Participants attend eight days BOC classes, one day per month, and upon a successful completion of each class' test and in-facility projects, they receive the Building Operator Certificate from Midwest Energy Efficiency Alliance (MEEA) – Chicago, Illinois.

The BOC Program gets lots of attention among those who provides us with safety and wonderful living conditions in the public facilities. 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.



2006 BOC Series

We are pleased to let you know that last month another BOC Series was started in Columbus!

The BOC May 12th Series (05-12-06 Series) is hosted by State Library of Ohio. The "May BOC Class" will graduate in November 2006.

At this time we are organizing another BOC Series. It starts on July 14th and it will be hosted by Apollo Career Center in Lima. This BOC class will graduate in Jan 2007.

July is a busy month – the BOC "Apollo Series" begins its study while the "Trane Series", the largest BOC class, has its finals. We wish them success!

The planning and work behind the scenes is a non-stop process. The next area we are focusing at and starting to organize a BOC class is the Cleveland area, tentatively scheduled for late August. Also, we are planning to close the 2006 year with yet another BOC class aiming for early December. The location of this class will be determined by market demand.

Important:

Cleveland – BOC Series is coming back in town!

Remember the last BOC Series in Cleveland started on Sept 2004. Take advantage of the coming Series – **August is not that far away!** Take control of your future – act now!

Contact our BOC Program Coordinator- Cornel Pod:

Call: **440-756-5620**

E-mail: bocc@opfma.org

For new BOC classes offered in your area check often our website: www.opfma.org

Universal Waste Management: Is Your Facility Properly Handling Universal Waste?

Are boxes of obsolete computers, spent batteries, or waste-lamps piling up in a back room or basement of your facility? Has a renovation or demolition project left you with piles of old light ballasts and mercury-containing thermostats? If so, your operation could be considered by the Ohio EPA to be a small quantity generator of hazardous wastes and subject to hazardous waste rules. To encourage recycling, Ohio EPA regulates certain wastes, called Universal Wastes (UW), differently than hazardous wastes even though these wastes may display certain toxicity characteristics. This allows facilities managers to avoid the high costs and hassles of disposal.

The four major types of UW are:

- (1) Lamps including incandescent, fluorescent, high intensity discharge, neon, mercury vapor, high-pressure sodium and metal halide lamps;
- (2) Pesticides that are either suspended and recalled under Section 6 of the Federal Insecticide, Fungicide and Rodenticide Act (FIFRA), suspended or cancelled as part of a voluntary recall by the registrant, or collected in waste pesticide programs;
- (3) Mercury-containing thermostats; and
- (4) Discarded batteries.

According to the Universal Waste Rules (Ohio Administrative Code 3745-273) there are three types of UW management: handlers, transporters, and destination facilities. As a UW generator, you are considered a handler. You, or a trusted waste services provider like Emerald Environmental Services, can manage and dispose of these hidden hazards simply, safely, and inexpensively under the Universal Waste Rules.

You are required to follow some simple guidelines in the disposal of your universal waste. Lamp bulbs or tubes cannot be crushed. Handlers can remove mercury-containing ampoules from thermostats as long as the process prevents breakage and is done over a containment vessel in a well-ventilated and monitored area meeting OSHA specifications. Universal wastes must be, in general, handled without breakage and packaged in secure and compatible containers that are clearly labeled. Handlers can store UW on site for up to one year without written documentation

Emerald Environmental Services, Inc. has helped many companies investigate, inventory and save money on hazardous waste disposal. Founded in 1994, Emerald first focused on environmental, industrial hygiene, and occupational safety consulting. Co-owners Brian Grimm and Scott Hershberger soon recognized their company's waste management expertise would serve small businesses intimidated by environmental regulations. In response, Emerald created a Services branch to provide hazardous and non-hazardous waste transportation and management. As a solutions-oriented company, Emerald conducts assessments of properties to identify environmental and universal waste concerns, develops a complete remediation strategy, and then cost-effectively implements the plan. Emerald can help you with your unique waste management needs and, when hazardous materials are involved, make sure you take full advantage of the savings afforded by the Universal Waste Rules.

For more information and advice please contact Bill Butcher at **1-800-570-0690**



Lakota Schools Position Posting Director, Buildings and Grounds

Deadline to Apply: June 23, 2006

Description

The Lakota Local School District (Butler County) is seeking a qualified candidate for the position of Director of Buildings and Grounds. This person will supervise the district facilities construction, maintenance and custodial programs, develop a system of short term and long range preventative maintenance program, and work cooperatively with the administration to support the educational programs of the district.

Qualifications

Qualifications include a minimum of a Bachelor's degree in business or a related field, architectural or engineering degree, or a minimum of five years experience with one or more of the following fields:

- Facilities management
- Construction management
- Electrical, plumbing or HVAC systems

The candidate must also possess:

- Effective verbal and written communication skills
- Ability to lead and manage people
- Ability to lead and manage projects
- Demonstrate the ability to plan future projects

The District

Lakota is the seventh largest district in Ohio and operates 1 Early Childhood Center, 11 Elementary Schools, 4 Junior High Schools, 1 Freshman School, 2 High Schools and 2 District Facilities. Lakota is currently constructing (or in the process of constructing) 2 additional Elementary Schools, 1 additional Freshman School and renovations to 3 other facilities. The District currently educates over 17,400 students and is located mid-way between Cincinnati and Dayton off Interstate 75. To learn more about Lakota LSD, visit the District website at www.lakotaonline.com.

Application Process

The application deadline is the close of business on Friday, June 23, 2006

Please send the following information: (may submit to ad.post@lakotaonline.com)

- A letter of interest and qualifications
- A current resume with references
- A copy of current Ohio license (if applicable)
- A completed application for an administrative position (www.lakotaonline.com).

Send information to:

Lakota Local School District
RE: Director of Buildings and Grounds
Office of Human Resources
5572 Princeton Road
Liberty Township, Ohio 45011
(513.644.1193 or ad.post@lakotaonline.com)

OPFMA Board Members and Contact Information

EXECUTIVE BOARD

President	Constantin Draganoiu	Cleveland State University	c.draganoiu@csuohio.edu
Vice-President	Wayne King	Franklin County Facilities Management	wcking@co.franklin.oh.us
Secretary/Treasurer	John Beckemeyer	Oak Hills School District	beckemeyer_j@oakhills.hccanet.org
Immediate Past President	Larry Wiesen	Brunswick City Schools	lwiesen1@neo.rr.com

BOARD MEMBERS

Ron Atkins	Mad River Local Schools	ratkins@madriver.k12.oh.us
Jim Duckworth	Integrated Control Solutions	jduckworth@icsteam.com
Dale Girt	Lorain Public Library	dale.girt@lorain.lib.oh.us
Tom Hirsch	Beachwood City Schools	tah@bw.beachwood.k12.oh.us
Ted Howell	The Brewer-Garrett Co.	thowell@brewer-garrett.com
Jake Jones	Warren County Commissioners	jonege@co.warren.oh.us
Ralph Linne	Hamilton County Courthouse	rwl@cms.hamilton-co.org
Norm Sorge	Medina City Schools	sorgen@mcsoh.org
Mark Wantage	(Ex-Officio) Ohio School Facilities Commission	Mark.Wantage@osfc.state.oh.us

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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.

Mail us at:
OPFMA
PO Box 835
Cleveland, Oh 44070

Contact info: **Phone: (440) 716-8518** **Fax: (440) 716-8519** **Toll Free: (866) 570-7880** [**info@opfma.org**](mailto:info@opfma.org)