



Minnesota
Educational Facility Management
Professionals

The Messenger

MARCH 2017 NEWSLETTER

The “Tool Box” for Educational Facility Management Professionals

**A MASMS State Meeting like no other
we have ever planned!
3 Amazing Reasons to Attend!**

Tuesday May 9, 2017

9:00 AM—1:15 PM ~ McNamara Alumni Center U of M Campus

1 ~ Keynote Speaker— PJ FLECK



**# 2 ~ Two Breakout Educational Sessions
Followed by Lunch**

3 ~ Tour of the TCF Stadium

Get a behind the scenes look at TCF Bank Stadium!



MASMS Member Cost ~ FREE
MASMS is covering the speaker fees,
tour fees, lunch and parking fees!

State Meeting Agenda

- 8:30 Registration
McNamara Alumni Center, U of M
200 Oak Street SE, Minneapolis MN
Park at the Univ Ave Parking Ramp
- 9:00 Keynote Speaker, PJ Fleck
- 10:00 Break/Networking
- 10:15 Breakout Education Sessions
- 11:15 Lunch
- 12:15 Tour of the TCF Stadium
(Right Across the Street)

There is a block of rooms reserved at the Commons Hotel on the U of M Campus (15 Washington Ave SE, Minneapolis MN). This is a block from the McNamara Alumni Center and the TCF Stadium. However, the only discounted rate we received is \$159 per night for a single/double. You may make a reservation by either calling the hotel directly at 612-379-8888 and asking for the MN Educational Facilities Management Professional Association or on-line at <https://gc.synxis.com/rez.aspx?Hotel=76179&Chain=21643&template=RBF&shell=RBF&start=availresults&arrive=5/8/2017&depart=5/9/2017&adult=1&child=0&group=050817MEFM>. (Note: MASMS is NOT covering hotel costs.)

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WELCOME

NEW EDUCATIONAL MEMBERS

Wade Nibbe, West Central Area Schools
John Lambert, LaCrescent-Hokah Public Schools
Jason Perala, New York Mills Schools

NEW BUSINESS MEMBERS

Greg Wolfe, Envirox, LLC
Dave Swatkowski, Greener World Solutions LLC

Vendor Corner

*Mike Remington, Inspec
MASMS Vendor Representative*



Sometimes Small Gestures Can Mean a Lot

As a business, if you keep giving away your products or services for free you won't be in business very long but sometimes a small gesture can go a long ways to not only provide customer service but also strengthen relationships.

When my two boys were very young, I used to take them grocery shopping partly so my wife could have some valuable "alone time". If my boys behaved during the shopping trip (which they always did anyway) I told them I would let them buy a treat for themselves. One day as I was in the checkout line paying for the groceries, I heard one of my boys say "uh oh" and turned to see his candy spilled all over the floor. Before I could even walk over to console him, a manager walked over and handed my son a new bag of candy.

My boys are both in college now, so that had to have been about 15 years ago that this happened and I have been going back to that same grocery store ever since then. That bag of candy probably cost the store about 50 cents, and I estimate that I have spent almost \$100,000 at that store in that timeframe. Not a bad return on investment! I haven't gotten anything for free at that store since, but that manager recognized the situation and made a small gesture that still sticks with me to this day.

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Use Proper Body Language to Help Become a Better Listener.

Turn Off Technology

We have become so accustomed to checking our phones that we forget how very rude it is to have our hearts and heads pointed down at a device instead of towards the person we are with. Signal your intent to really listen by putting your phone out of view and perhaps even saying out loud, "Let me put this away while we talk." It is amazing what a difference it will make in the impression you give because so few listeners take the time to be that polite!

Watch for next month's Listener Body Language Message!

MASMS July 2017 Boot Camp ~ SIGN UP EARLY ~ IT WILL FILL FAST!

Wednesday July 19th and Thursday July 20th, 2017 — 8:00 AM to 4:00 PM
(Dinner 6:00 PM Wednesday evening) at the Holiday Inn, St. Cloud, MN.

Cost: MASMS will cover the cost of this training. This includes cost of class, hotel room for Wednesday night (and Tuesday night if 1.5 hour drive), and all meals. (Meals include: Wednesday lunch and dinner; Thursday breakfast & lunch; break for both days.)

Boot Camp Information: The MASMS Boot Camp is specifically designed to provide training for facility professionals. The training will be of great value for newly employed facilities managers or seasoned veterans. Custodial—Grounds—Maintenance Management—Security—Health & Safety—Transportation



Health & Safety Section

The MASMS Health & Safety Committee supplies information for this section each month. If you have a specific topic you would like to see covered, just let the MASMS office know.

Foam Padding and the Minnesota State Fire Code

In 2015, the MASMS Health and Safety Committee coordinated an article by John Swanson with the State Fire Marshal's Office regarding the background and requirements for foam padding and the MN State Fire Code. You can review this article here: www.masms.org/sites/masms.org/files/files/Presentations/MN%20Fire%20Marshal%20Article-foam%20padding%20pdf.pdf.

Currently, schools are working hard to replace their gymnasium, wrestling room and other padded wall/floor locations with compliant foam padding. The focus of the State Fire Marshal's Office has been ensuring that school facilities have the proper foam padding in the event of a fire for occupant safety. The following statement was made in the 2015 article referenced above: "Non-compliant foam plastics can also contribute to early flashover, where an entire room or area rapidly and suddenly progresses from partial fire involvement to being fully involved."



In response to the need for complaint and safe wall mats, the school districts are faced with some tough challenges:

- How to know which mats are compliant?
- How to know which mats need to be replaced?
- How much to budget for replacement?

The MASMS Health and Safety Committee issued a survey to school members to gather information from districts that have undergone foam mat replacement and have input to help district's through these questions.

HOW TO KNOW WHICH MATS ARE COMPLIANT AND WHICH NEED TO BE REPLACED?

Documentation will need to be provided from the manufacturer that the foam plastic wall pads installed in the area have performed successfully under one of the following approved large scale fire tests: NFPA 286 with acceptance criteria of MSFC 803.1.2.1, FM 4880, UL 1040, or UL 1715 or they need to be replaced or removed.

If you can provide the documentation on the current pads in your building that meet this criterion, there is not a need to replace the pads.

If the current wall mat configuration is 10% or less of the wall surface, the mats can remain regardless if they are proven compliant or not.

HOW MUCH TO BUDGET FOR MAT REPLACEMENT?

Based upon the rough estimates provided by the MASMS school members responding to the survey, the following can be used to budget replacement costs:

Replacement costs were estimated to be \$66-\$75/lineal foot
 Average cost of room (wrestling/gym) replacement cost was \$20,713
Note: these costs are rough numbers from brief information submittals thru MASMS and should not be used for anything other than budgeting awareness. Please contact an appropriate contractor for accurate information specific to your building.

These costs can be budgeted in Long Term Facility Maintenance/Health and Safety planning under UFARS 363.

If you are looking to have your wall pads replaced and are looking for a MASMS school member recommended vendor for the foam mats, please contact Ruth at ruth@masms.org.

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CONNECTIONS TO WISDOM

By Cliff Buhman, Inspec

After having a beer with an old friend (Evan) a couple of weeks ago, it reminded me how important our connections are and what they mean.

Evan and I got to talking about our “old days” at St. Louis Park Schools (I detect some snickers) & some of the people we worked with. Some have retired. Some are still there. Some are working in other places. Some have gone home. We filled in each other’s memory gaps as to their names, and between the two of us, got them all.

While having connections may get you a new/better job, connections like my friend Evan keep us grounded.

I read an article recently by Heidi Wachter on her interview with Krista Tippet on Wisdom, in which Krista talks about the raw materials for what she calls “the breeding grounds of wisdom”. Krista lists the following 5 factors:

1. The words we speak
2. The bodies we inhabit
3. Hope
4. Love
5. Faith

I would offer up Connections as #6.

To know that we are connected to family, friends, acquaintances, and the world gives us the opportunity to speak well with faith, hope, and love.



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TWO OFFICE LOCATIONS IN MINNEAPOLIS and ROCHESTER

Should you have your HVAC system cleaned?

Submitted by: ENVIRO-Air Cleaning, Inc.

The answer is simple: yes, because they get dirty over time and they have the potential to contain large amounts of dust and particulates.

According to the U.S. Department of Energy, 25 to 40 percent of the energy used for heating or cooling is wasted. Contaminants in the heating and cooling system cause it to work harder and shorten the life of your HVAC system. Although filters are used, the heating and cooling system still gets dirty with normal use. When an HVAC system is clean, it doesn't have to work as hard to maintain the temperature desired. As a result, less energy is used, leading to better cost-effectiveness.

Research by the U.S. Environmental Protection Agency has shown that HVAC system cleaning allows systems to run more efficiently by removing debris from the sensitive mechanical components. A clean, efficient system is less likely to break down, have a longer life span and operate more effectively than a dirty system. In addition to normal accumulations of dust and dirt found in air ducts, there are several other factors that can increase the need for regular HVAC system cleaning: people with allergies or asthma; mold growth; bacteria and viruses; water damage to the HVAC system; renovation or remodeling projects.

Some people are more sensitive to these contaminants than others. Allergy and asthma sufferers, young children and the elderly tend to be more susceptible to the types of poor indoor air quality that air duct cleaning can help take care of.



2017 Day on the Hill



Late March the chipmunks are out and about! Enjoy the little critters!

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Wacky Ideas for March

Create a wacky celebration on a March day. Start out Spring with a fun event!

- March 3rd—Employee Appreciation Day
- Point out your employee's Awesomeness ~ May 10th is Day of Awesomeness
- Everything you do is Right Day happens on May 16th
- St. Patty's Day—Everyone is Irish on March 17th
- First Day of Spring—Yeah! March 20th
- Maybe not so much so—National Goof Off Day is March 22nd
- Serve up chips and dip—National Chip and Dip day is March 23rd
- Color your world ~ Crayola Crayon Day March 31st



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Better Light, Better Schools



*Submitted By: Kellie Erickson,
Gordian*

There was once a time when windows were primarily viewed as an opportunity for distractions amongst youngsters. Walk into a classroom built circa 1970 and

there is decent chance small windows will line the walls. This was before the benefits of daylighting, designing to get the most out of natural light, became apparent.

Of course there is the obvious benefit. More light coming in through the windows means less of a need for artificial light, equating to a lower power bill. Obviously this is better for the environment as well; however, the benefits of natural lighting extend beyond the fiscal. For example, daylighting has also been shown to increase student testing scores and performance. Further, artificial lighting has been found to increase fatigue and levels of stress amongst students. Day-to-day this can have a compounding effect, leading to long-term negative outcomes on our youth. On top of which, increases in natural lighting have been linked to higher attendance rates among students. Ultimately, daylighting leads to a more positive school environment.

When implementing daylighting techniques, a best practice is to install reflective floors to get the most out of the light coming in; however, it is important to take glare into consideration as to not distract students. Also, higher windows are the most effective in allowing the optimum amount of light into the classroom. Thoughtfully placed skylights can be particularly effective, especially in interior rooms which lack window accessibility. Brightly colored interiors can go a step further in leveraging natural light to its fullest potential.

The benefits of daylighting are readily apparent; however, proper steps should be taken in the design phase to ensure students and faculty receive the maximum benefits that come once you let the natural light in.



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MASMS Strategic Planning Meeting

The MASMS Executive Board will be holding a strategic meeting in April. This planning session is held every 3 years. This year all chapter leadership and committee chairs are invited to the event.

The outlook and direction for MASMS will be discussed at this planning meeting, and a general 3 year plan will be designed.

If you have suggestions and/or ideas you would like discussed as this planning session, please email them to the MASMS office. Any and all input is welcome!



Robins start arriving in flocks in mid-March!

Legislative Update

Submitted by: Randy Morris, MASMS Lobbyist

Last week the Senate State Government Committee heard SF 1226 - https://www.revisor.mn.gov/bills/text.php?version=latest&session=ls90&number=SF1226&session_year=2017&session_number=0

Sen Kiffmeyer offered the A2 amendment which was added to the bill (see attached). Sen Kiffmeyer then presented the bill for the committee, telling them she "has heard over and over why do we have all these election days? These all have a cost, so this bill creates uniform election dates, 4 per year. The bill would also give us uniform polling places." She said that the bill would give voters a standardized calendar and provide savings to local government, especially for counties.

Grace Kelliher, from the Minnesota School Boards Association testified on the bill, saying that her Association doesn't have trouble with limited dates. She noted several concerns with the bill, including issues with the March date for townships, as well as issues that could arise from certain school districts that are in multiple counties. She said that the bill would remove some burdens on staff, but that it needs provisions to deal with cost protections. Her Association suggested that the effective date be pushed back beyond the date of the general election this year.

The League of Minnesota Cities commented on the author's amendment, saying they had "no position on the bill, but the requirements about polling places is problematic."

School Finance Task Force Legislation Being Considered

Members will recall the good work begun by the School Facilities Work Group that reported to the Legislature in February 2014. As a result, the 2015 Legislature began to address several of the recommendations, notably a new, long-term facilities maintenance revenue program.

However, a number of issues were left unfinished, and HF 149, chief authored by Rep Dean Urdahl (R - 18A) would restart discussions surrounding school finance formulas. Specifically identified in the bill are funding mechanisms for facilities.

MASMS strongly supports the bill and has sent a letter to the Chief Author, which was distributed to the Committee when the bill was first heard on February 28th in the House Education Innovation Policy Committee.

We are hopeful that the Task Force Language will be added to the Omnibus K-12 Finance bill.



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Metro Chapter ~ June 14-15, 2017
Orono Schools

North/NW Chapter ~ June 20, 2017
Brainerd Schools

Southern Chapter ~ June 22, 2017
Mankato Schools

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Mark Your Calendar!

March 14, 2017	Metro Chapter Meeting, Minneapolis
March 16, 2017	Northern Chapter Meeting – Brainerd
April 11, 2017	Metro Chapter Meeting, Minneapolis
April 19, 2017	So. Chapter Meeting
April 20, 2017	SWWC Service Cooperative in Marshall
	Northern Chapter Meeting – Brainerd



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