



The “Tool Box” for Educational Facility Management Professionals

Fall is Almost Here ~ and so is the MASMS 2016 Conference!

**Educational Members—if you have not registered yet,
you still can! Just contact the MASMS office at 1-888-429-3884
or go to www.masms.org for the registration forms.**

Wednesday Events September 28, 2016

Scholarship Golf Event ~ Wapicada Golf Course

At the St. Cloud Holiday Inn & Suites:

5-8:00 pm Conference Registration; 7:30 pm Business Member Appreciation

Reception & Entertainment ~ Tim Gabrielson, Comedy

Thursday Events September 29, 2016

Conference Kickoff & Keynote Speaker Ted Schick “The Work that We Do” - **7:50 AM**

Educational Sessions 9:00AM—Noon

Lunch—Noon

Trade Show and Drawings for Grants—1:00 PM

President’s Reception—5:45 PM

MASMS Banquet, Awards & Entertainment—6:15 PM

Friday Events September 30, 2016

Buffet Breakfast - 7:00 AM

Idea Exchange - 8:00 AM

Educational Sessions - 9:00 AM to 11:00 AM

Captstone Session - 11:00 AM

Lunch & Networking - Noon

Grant Drawings

Drawings for **TWELVE** \$500 Building and Grounds Grants to be used for a B & G project of the school’s choosing! If you registered for the conference, you are automatically in the drawing! A name will be drawn every 15 minutes starting at 1:15 PM on the trade show floor.

Must be present to win!

EDUCATION

Over 40 educational sessions to select from!

NETWORKING

Visit with your peers!

EXPO!

210 vendors to visit with and learn from! What an afternoon it will be!

ENTERTAINMENT!

Wednesday evening enjoy the comedy of Tim Gabrielson.

Thursday evening after the banquet sit back and relax with the music of The Sound Exchange!

New addition to the exhibit floor this year!

La Vita Espresso
Coffee Bar

INSIDE THIS ISSUE:

Conference	1
New Members	2
Boot Camp	2
Vendor Corner	3
Health and Safety Skylight Safety	4
Everyday Strategies	5
Forecasting & Funding Your Schools Future	5
CPS Graduates	5
Pools	6
Memo Board	8

WELCOME

NEW EDUCATIONAL MEMBERS

Randy Brun, Alexandria Schools
 Wayne Oberg, Alexandria Schools
 Tod Pelarski, Big Lake Schools
 Robert Lawrence, Carlton Schools
 Darin Cherne, Grand Rapids ISD #318
 Christopher Harnack, Hills-Beaver Creek ISD#671
 Mark Parsley, Hopkins Schools
 Jacob Cameron, Little Falls Community Schools
 Marvin Nelson, Little Falls Community Schools
 Chip Brandt, Mora Public Schools
 Curt Norgaard, Mora Public Schools
 Dale Heckenlaible, Osseo Area Schools
 Lori McCarthy, Osseo Schools
 Elizabeth Pipp, Osseo Area Schools
 Rachel Keller, Osseo Area Schools
 Matt Garrison, Prior-Lake Savage Schools
 Russell Lussier, Red Lake Schools
 Edward Perkins, Red Lake Schools
 Jeff Ray, Robbinsdale Schools
 Troy Castle, Rochester Schools
 Shane Edgar, Rochester Schools
 Darrin Fitch, Rochester Schools
 Tom Halgrimson, Rochester Schools
 Cole Nelson, Rochester Schools
 Dave Pestorius, Rochester Schools
 Jerry Peters, Rochester Schools
 Jesse Sheehan, Rochester Schools
 Mark Breeggeman, Shakopee Schools
 Marvin Jeurissen, Shakopee Schools
 Chuck Imker, St. Francis Public Schools
 Rick Johnson, St. Francis Public Schools
 Mike Vogel, So. Washington Schools
 James Mickle, Wayzata Schools

NEW BUSINESS MEMBERS

Tony Coda, Accuflex Coatings
 Scott St. Pierre, Albers Mechanical Contractors
 Neysa Henke, Batteries Plus Roseville
 Chad Stevens, Building Materials Supply Inc.
 Tanya Pierce, Clark Engineering
 Warren Kristberg, Custom Terrazzo Inc.
 Kim Areldson, Flagship Recreation
 Wayne Gilman, Ingensa, Inc.
 Kraig Ketola, Jaytech
 Glenn Kroeten, Peoples Electric/System
 On Control
 Jenner Moretto, Lighten Up LLC
 Dave Simeon, Magic Turf (Town & Country
 Landscaping of Rogers, Inc)
 Wade Wiken, Minnesota Energy Resources
 Dustin Bowers, Nardini Fire Equipment
 Jeff Stenhaus, Nardini Fire Equipment
 Todd Latvala, S. Robideau Construction
 Don Gustafson, Scholastic Equipment Co.
 Thomas Thol, Tessman Company

MASMS January 2017 Boot Camp

Wednesday January 18th & Thursday January 19th, 2017 —
 8:00 AM to 4:00 PM (Dinner at 6:00 PM on 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

Contact Ruth at the MASMS office to register.
 Ruth @ masms.org or 320-685-4585



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 lack of
KNOWLEDGE
 out there...
 Just a shortage of
 asking for
HELP"*

Vendor Corner

Mike Remington, Inspec
MASMS Vendor Representative



ANNUAL MASMS TRADE SHOW IS QUITE THE EVENT!

Someone recently commented to me what a special event the annual MASMS trade show is. The trade show area is empty at first, and then hours later the trade show floor is full of people and there is this "buzz" in the air for hours. It's not only great to visit with the school members, but it is also a time to build relationships with other vendors and see what's out there for the latest and greatest ideas. I look forward to seeing you there!

Employment Opportunities:
Check it out at www.masms.org
New postings weekly.

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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

Skylight Safety

By Paul Baer, CSP HS&E Manager, Schwickerts

Building owners are faced with several options for protecting employees, contractors and building occupants from the hazard of objects or people falling through skylights. In this article we will explore some possible solutions and give some feedback on each.

First off it is surprising how many skylights are out there that are still not guarded, even though the OSHA regs have been out for at least 10 years. The purpose of the regulations is to prevent a person or object up to 200lbs from falling through the skylight. This is not as uncommon an event as you would think, especially in areas where skylights can be covered by snow.

Here is a look at OSHA General Industry Standards found under walking and working surfaces.

1910.23(a)(4) Every skylight floor opening and hole shall be guarded by a standard skylight screen or a fixed standard railing on all exposed sides. We all know what a fixed standard railing is but a skylight screen might be a harder to define so there is a second regulation for that.

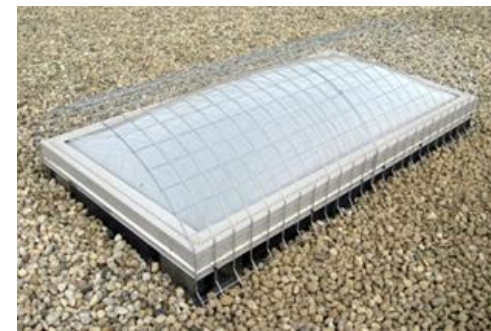
1910.23(e)(8) Skylight screens shall be of such construction and mounting that they are capable of withstanding a load of at least 200 pounds applied perpendicularly at any one area on the screen. They shall also be of such construction and mounting that under ordinary loads or impacts, they will not deflect downward sufficiently to break the glass below them. The construction shall be of grillwork with openings not more than 4 inches long or of slatwork with openings not more than 2 inches wide with length unrestricted.

So one option is to install a permanent standard guardrail system around each skylight. This could be more costly and may be less visually appealing than other options.

The other option is to install screens either externally or internally. Some newer buildings are incorporating internal skylight screens into their design and are barely noticeable, Sam's Club Mankato is one example.

External screens are more common because they are simpler to install. They are available from a variety of vendors in several styles and once installed, there is very little maintenance. A third option that is used by some contractors is to put nets over unprotected skylights during projects such as reroofing, HVAC replacement or any other project that puts workers on the roof. Nets would be considered temporary protection because they would deteriorate and lose strength if exposed to the elements for any extended time.

So building owners have several options with varying price points for protecting workers and occupants from skylight incidents. Also it is important to mention that if a skylight has the structural integrity to hold a 200 lb. load (testing not recommended) then no additional guarding would be needed.



Toolbox Talks ~ Click here for Toolbox Talk Topics:

www.masms.org And then click on Health & Safety Toolbox Talks on the left!

Fall Protection

Everyday Strategies Used to Motivate maintenance, custodial and housekeeping professionals. We will have a new idea each month in this newsletter - these ideas are not theory but come from discussions with maintenance, custodial and housekeeping professionals.

Planning

Most people enjoy working in a planned environment. A planned environment has few surprise, a more even workflow, and higher productivity.

Work assignments without a thoughtful work plan is like taking a road trip without a map. You may eventually get where you're going, but you're likely to spend energy and resources meandering rather than charting a direct line toward your destination.

A clear and detailed work plan won't solve all of the problems that may come up, but it will provide an opportunity to organize thoughts, evaluate options and pre-empt potential difficulties.

planning [plan-ning]

the act or process of making a plan to achieve or do something

Forecasting & Funding Your School's Future

Submitted By:

Samara Zippin, Industry Marketing Manager, SchoolDude

There are many different tools to help you use the data available on your facilities today to see what the next decade or more might look like. Capital forecasting solutions can give you the ability to address regulatory requirements for your school, while prioritizing deferred maintenance to extend the life of your school building and assets.

With a tool for capital forecasting, you'll may be able to:

- Create a record of your facilities and each asset to help shape your long-term planning
- Prioritize capital needs, calculate costs and make the argument for repair vs. replace
- Compile data on your facilities through easy-to-access reporting

With data on your side, you'll be able to better envision your future facility needs, confidently present them to your administration, and start addressing your maintenance requirements with more efficiency. Combining a capital forecasting solution with funding from this state program may be of great assistance to you and your school district.

MASMS Members Complete the CPS Certification—Congratulations

The following MASMS Members completed the training and exam for the CPS Certification (this certification is part of the curriculum for the MASMS Certification) on August 4, 2016. Congratulations to each of them on this achievement!

Laura Larsen, Stillwater ISD #834
Kevin Packet, Robbinsdale Schools
Tim Reps, St. Charles ISD #858
Scott Zehnder, Intermediate ISD #917

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Pools are not supposed to smell.

*Authored by Wolf Werker Pure Spring Pools
Submitted by Jeff Busch Water Specialty of Minnesota*

Did you know that chlorine odor in the air is caused by compounds that corrode your building materials? Pools are not supposed to smell. When pools smell like “chlorine” when there is enough contamination in the water to cause concern. The odor is actually the byproduct of the chlorine reacting with contamination – clean chlorinated pools should have no odor!

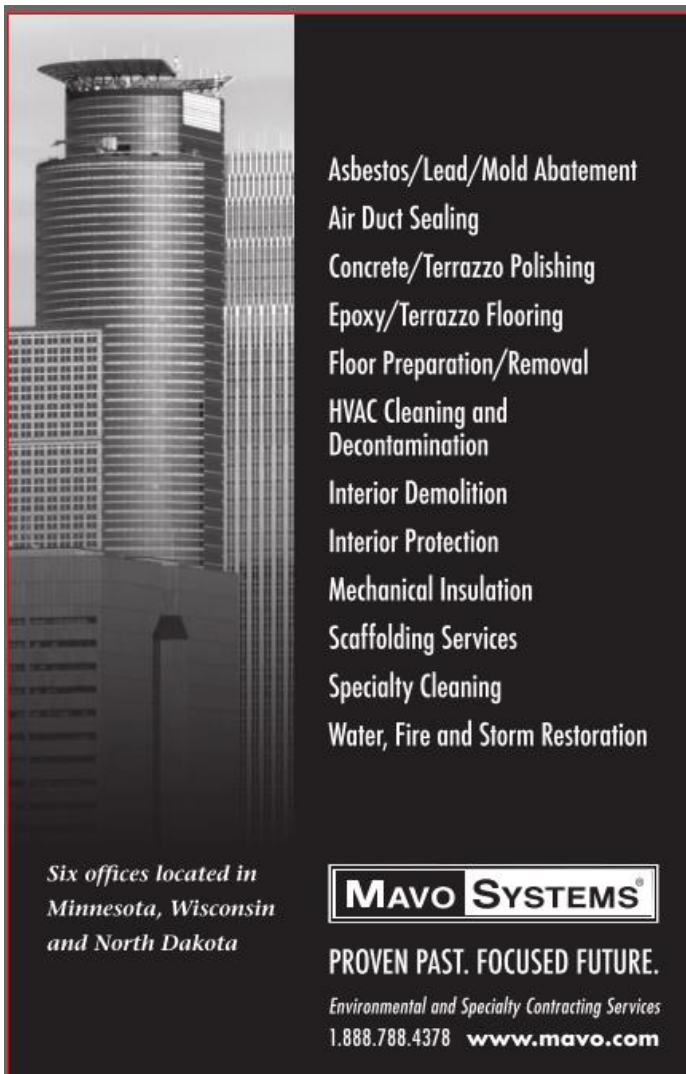
Keeping the pool water clean and sanitary usually involves just filtration and chlorination. Sometimes UV is added, which always helps. Many facilities still experience odor and corrosion; swimmers get frizzy hair, red eyes, and sometimes skin irritation. The root of this situation is that the contamination is not being removed and is instead “burned” off by chlorine oxidation. The results leave much to be desired.

Good pool water should have nearly no turbidity and no odor, even with chlorine treatment. With the latest flocculation technologies, <0.05 NTU can be achieved with a simple sand filter. Advances in oxidation techniques can completely eliminate odor and help chlorine be effective against even the toughest microorganisms. The following issues can be effectively addressed using these techniques:

- ~Biofilm
- ~Filter sand fouling
- ~Cryptosporidium
- ~Chemical irritation
- ~Odor and related facility corrosion
- ~Over-use of chlorine and other products

Modern flocculation should be very rapid. We are used to flocculants being broadcast into the pool and particles later being vacuumed off the bottom. This is not practical and does not offer continuous protection and treatment. Good flocculation is done in-line prior to the filter. Water should be monitored for residual product and turbidity post-filter, to ensure flocculants are not reaching the pool and that the filter is functioning properly.

Continued on Page 7



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Pools are not supposed to smell (continued from Page 6)

Effective oxidation is needed to address fully dissolved contaminants without forming combined chlorine. Non-chlorine shock treatment has been used this way, but newer alternatives are far more effective and do not cause irritation to swimmers. It is particularly important to have a non-chlorine solution for nitrogen-based contaminants from sweat and other sources to avoid the formation of trichloramine.

Each pool is unique and no solution is one-size-fits-all. A full assessment of the water treatment needs will include:

- Bather load
- Filtration and turnover rates
- Backwash effectiveness
- Filter design and choice of media
- Existing corrosion and other combined-chlorine issues
- Current treatment
- Water quality testing using equipment that exceeds the ability of drop test kits or cheap spectrophotometers.

Managing pool water should not be a headache. Chlorine and sand filtration are a century old and can still offer great water treatment – they just need a little 21st century help. It is not necessary to install \$50,000 regenerative media filters, to achieve clean water. In fact, well-designed sand filters with good flocculation remove particles 1000 times smaller than the very best regenerative media filters.

The key to clean water is removing contamination without forming harmful byproducts. The methods should make sense, be practical, tested, and effective. The pool industry has tried many creative solutions to address the situation, but water chemistry is well understood. The solutions have already been used in water treatment for decades. Flocculation and oxidation are how we make sure our drinking water is safe and they do the same for pool water when properly implemented.

Clean water means healthy swimmers, less wear and tear on materials, less labor and headaches, less employee exposure to toxic chemicals, and happier people. Solutions need to make sense and not break the bank. Clean water is essential everywhere, especially when we immerse ourselves in it or consume it. Flocculation with good sand filtration, coupled with correct oxidation is a highly effective path to cleaner water, more robust facilities, and healthier swimmers.



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Toll Free: 888-429-3884 ~ Fax: 320-685-4592

Email: ruth@masms.org

To unsubscribe from this newsletter, please contact ruth@masms.org

Mark Your Calendar!

October 26, 2016 Southern Chapter Meeting, SCSC Mankato MN

October 26, 2016 Northwest Chapter Meeting – Thief River Falls MN

November 8, 2016 Metro Chapter Meeting, Minneapolis MN

November 17, 2016 Northern Chapter Meeting – Brainerd MN

December 13, 2016 Metro Chapter Meeting, Minneapolis MN

December 14, 2016 Southern Chapter Meeting, at Cabellas in Owatonna MN

December 15, 2016 Northern Chapter Meeting – Brainerd MN

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To learn more, join us at the MASMS Conference on September 29th and attend Gordian's presentation on **Indefinite Quantity Construction Procurement: Fast and Cost Effective** or contact Kellie Erickson at 218.296.1772.



MASMS 2016 CONFERENCE!

See you there!