



Minnesota
Educational Facility Management
Professionals

The Messenger

DECEMBER 2014 NEWSLETTER

The "Tool Box" for Educational Facility Management Professionals

MARK YOUR CALENDAR TWO GREAT MASMS STATE EVENTS!

MASMS STATE MEETING

Tuesday January 13, 2015

Location:	Minneapolis Blvd Hotel, 2200 Freeway Blvd, Minneapolis MN (Just north of 694 off of Shingle Creek Parkway)
9:30-10 AM	Registration
9:55 AM	Welcome and announcements
10:00 AM	Educational Session
11:00 AM	Educational Session
Noon	Randy Morris, update on 2015 Legislative Session Activities
12:10PM	Business Meeting, Committee Reports, New business, Old business
12:20 PM	Lunch

To Register for this meeting go to www.masms.org and select "Member Login" Enter your username (first initial and last name; Enter password "masms" (unless you changed it). Select "Meeting Registration" and select the meeting, and enter your name.



Check out the Legislature Update in this Newsletter.
MASMS Has Made Tremendous Strides in St. Paul!
"MASMS IS HEARD AT THE CAPITAL"

MASMS DAY ON THE HILL

Tuesday February 10, 2015

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8:30 AM	Meet at the Minneapolis Blvd Hotel, 2200 Freeway Blvd, Minneapolis MN
8:45 AM	Board a Bus to the State Capital
9:30 AM	Update on 2015 Legislature (Randy Morris)
9:45 AM	Sen. Chuck Wiger, the Senate K-12 Finance Chair, Rep. Jennifer Loon, House K012 Finance Chair LeRoy Stumpf & Authors of Facilities Bill (IF the bill has been introduced.)
10:30 AM	Members meet with their Legislators
11:30 AM	Board Bus to go back to Mpl Blvd Hotel; Lunch on the Bus

To Register for this event go to www.masms.org and select "Member Login" (Top of the window). Enter your username (first initial and last name; Enter password "masms" (unless you changed it). Select "Meeting Registration"; Select "Day on the Hill"; Enter your name and organization.



New MASMS Members

Educational Members

Andrew Ronnel, Cathedral St. Cloud MN
Thell Grant, Cathedral St. Cloud MN
Andrew Sirek, Rochester Schools
Bill Burt, Rochester Schools
Jerry Ernst, Rochester Schools
Kyle Fisher, Eden Prairie Schools



Business Members

Keith Gause, Ferguson Facilities
Brian Brany, Burner Services Inc.
Dale Busch, Clean Response
Tim Maher, Twin City Outdoor Services

Lithonia Emergency Lighting Unit Recall

Below are links to the recall information for Lithonia emergency lighting units.

<http://www.cpsc.gov/en/Recalls/2014/Lithonia-Lighting-Recalls-Emergency-Lights/>

<http://www.acuitybrands.com/elm-recall>

Submitted by: *Forrest Williams*
Supervisor - School Inspections,
MN State Fire Marshal Division

MIKE REMINGTON ELECTED AS NEW VENDOR REPRESENTATIVE FOR MASMS

I am excited about serving as the new Vendor Representative for MASMS, and look forward to helping MASMS and its many vendors to accomplish MASMS's mission of promoting excellence in the operation and care of educational facilities.

I want to thank Dave Holm, the vendor representative for the past six years, for all of his hard work and support for MASMS. No doubt I have big shoes to fill in my new role with MASMS.

I feel strongly that the interaction between the MASMS school members and vendor members plays an integral part in MASMS's goals of networking, information sharing, resources, and education.

I want to thank all the MASMS vendors for their support, and I always welcome any input, ideas, or feedback (whether positive or negative).

Thank You,
Mike Remington
President – Inspec, Inc.
mremington@inspec.com



GIVING YOU MORE REBATE SAVINGS NOW

HURRY! You only have until **Dec. 31, 2014** to submit your rebate applications.

Our natural gas equipment rebate program can help you save money and energy on your projects. When you include natural gas into your plans, you can offer your customers year-round savings with better efficiency and an improved bottom line.

Additionally, CenterPoint Energy offers an incentive program to trade allies for installing qualified natural gas equipment.

Don't miss out! Applications for 2014 installations are due by DEC. 31, 2014. For complete details, visit CenterPointEnergy.com/MNEducation or contact our Business Customer Hotline at 612-321-4939 (877-809-3803).



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 (ruth@masms.org).

News about Ebola....

Ebola has captured many headlines over the last several weeks as government officials, health care workers and ordinary citizens sort through mountains of information to gain a better understanding about this public health concern. Guidelines and recommendations for prevention and treatment change as global knowledge of the viral illness expands.

On a local level, School administration and District nurses receive automatic health alerts from the Minnesota Department of Health as new information becomes available for all communicable diseases, including Ebola, pertinent to Minnesota schools. Twin Cities first responders have fine-tuned existing protocols and established new guidelines based on experience gained from the first cases of Ebola in Dallas. On October 27, Minnesota health officials and Governor Dayton outlined plans for monitoring travelers from countries battling Ebola. The Centers for Disease Control (CDC) website is also closely monitored for additional information.

Here are the most pertinent facts to remember about Ebola:

- Ebola is not spread through the air, water or food purchased or produced in the United States.
- Ebola is spread through direct contact (broken skin or mucous membranes) with infected blood or body fluids and/or contaminated objects such as needles and syringes.
- At this time, the most wide-spread transmission of Ebola is centered in the West African countries of Sierra Leone, Guinea and Liberia.
- The four Ebola cases diagnosed in the United States involve a person who had direct contact with an infected family member in Liberia before returning to the United States (the only Ebola death in this country), two healthcare workers who provided care for that person and a physician who provided care to Ebola victims in Guinea.

The best weapon in fighting Ebola concerns is knowledge; gleaned fact from fiction. District nurses will continue to closely monitor the situation and share information and updates with staff, parents and guardians as appropriate.

MASMS BOOT CAMP— January 2015—5 Spots Left!

Tuesday January 27th & Wednesday January 28th, 2015—**Two day course that covers the basics of school facility management.**

The following topics will be covered: Best Practices, Training, Equipment Needs, Management Tools, Health & Safety, Inspections/Checklists, Budgets and Staff Management

Who should attend? This course is specifically designed for facility directors, buildings and grounds supervisors, and building maintenance. In general, professionals responsible for school facilities maintenance, operations, and construction.

Instructors—This course is taught by seasoned experienced facility staff from public schools. Mike Boland (No St. Paul/Maplewood/Oakdale ISD #622), Rodger Schaeffbauer (Wayzata ISD #284), Scott Hogen (Mankato Schools), & Jeff Arthurs (Osseo Schools) have over 75 years of combined experience!

Location: Holiday Inn, St. Cloud, MN

Cost: **MASMS will cover the cost of this training.** This includes cost of class, hotel room for Tuesday night (and Monday night if your drive is more than 1.5 hours away), and all meals. (Meals include: Tuesday lunch and dinner; Wednesday breakfast & lunch; break for both days.) **To Register contact the MASMS office at ruth@masms.org**

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"MASMS Is HEARD AT THE CAPITAL"

MASMS LEGISLATURE UPDATES

Hi All:

The Senate K-12 Finance and Policy Committees met in a joint hearing to gather testimony to answer the question: "Where do we go from here?" There were a half dozen "advocates" for the Work Group Report but I would like to single out Heather Noasn a MASMS member for the focus provided to the committee.

Heather, on behalf of MASMS asked for Recommendation #1 to be funded by the Governor in his 2015-2017 Budget Proposal and adopted by the 2015 Legislature. It was a specific "ask" and we were the only group to say here's what you must do.

I want to thank Heather for (again) coming over with me and presenting the MASMS position. Everyone did a great job developing the Position paper (which we handed out and she followed in her testimony).

Major visibility again for MASMS and the non-partisan message we delivered about adequate facilities funding. Next comes the November Budget Forecast (out in December) that gives us the roadmap for what can be done in 2015. We were almost \$200m to the good at the last report - hoping to build on that.

Heather - thank you. Joe Arthurs and Kevin Hildebrandt - thank you for your service on the Working Group.

Sincerely, Randy Morris, MASMS Legislature Lobbyist

Thank you note from Maple Lake Public Schools—Recipient of the 2014 Sustainable \$1000 Grant

Dear MASMS,

Thank you for selecting Maple Lake Schools to receive the \$1000 grant to get students involved in a building project. I have spoken with the volunteer coordinator and several groups of students about the projects we hope to accomplish. They were very excited for the opportunity to improve the school.

As seen in the pictures of last months newsletter, you can see why!

Again, thank you so much to the MASMS Organization for al that you do for our facilities. We will send pictures of the completed project.

*Brad Neutz, Director of Building & Grounds
Maple Lake Public Schools*

UPDATE ON HEARING—November 20, 2014

There have been new developments following the Senate hearing.

First is that the general legislative reaction from the hearing is a strong desire to go forward - there was good school community pressure brought to the Committee.

Second, November 19th I attended the Senate DFL Caucus fundraiser and had two conversations I want to tell you about:

I ran into Senator Kevin Dahle, the author of some of the recommendations from last year's report that were adopted by the 2014 Legislature. I told him that we had missed him at the recent hearing and gave him a quick summary of what happened. I told him he would be the best author to carry the 2015 legislation that will have a fiscal impact. I suggested he contact Senator Wiger, the Chair, and ask to author the bill.

By coincidence, five minutes later, Senator Wiger walked in the door - I told him that MASMS deeply appreciated his continuing interest in the issue and ask if he had thought about how to proceed. He said he was thinking about giving the bill to Senator Dahle, and then I told him about the conversation from a few minutes earlier. Later, apparently they both went into the corner, resolved that Senator Dahle would carry the bill, that it will likely include Recommendation #1, and that they intend to drop it in early in the Session.

As a result of all that, this morning I sent a note over to Senator Dahle to offer MASMS as a continuing resource. Here is that message.

Senator Dahle,

Thank you so much for taking a few minutes last night at the Caucus Event to talk about your continued interest on the school facilities funding issue. I was really happy to hear from you that Senator Wiger and you had talked and that you will likely be the Senate author.

I want to give to you the School Facilities Workgroup Report and Recommendations that came out in February. At that time you heard Tom Melcher from DOE overview the report and everything with fiscal impact was deferred. The 2014 Legislature, however, did pass Review & Comment streamlining and all of us very much appreciate that.

And so the unfinished business is now which of the remaining recommendations at what fiscal cost. My impression of the recent Senate K-12 hearing (which you had to miss) was that almost all witnesses identified Recommendation #1 as the first place to go. Phased in over four years, it starts with a \$50m cost in year one - that may be doable.

I am also attaching the one-page position paper from my client, the Minnesota Educational Facility Management Professionals Association (MASMS). We testified and handed out the attached one-pager that focuses on establishing a new, long-term facilities maintenance revenue program.

In either December or early January, I'll make an appointment with Bryan to bring the MASMS group in to talk with you.

Thank you very much,

Randy Morris

In the meantime, there is one very important thing I would ask of you. Are there MASMS members that are active in Senate District 20 (Northfield) that can reach out to Senator Dahle and say "we'll be right there with you" I think that would nicely close the loop on what is happening.

Thanks,
Randy Morris, MASMS Legislature Lobbyist

Energy Conservation Initiatives: Being Green and Saving Green

Submitted By *Gary Sabart*, TSP Architects and Engineers

“What’s in your wallet?” Some hard earned cash, or maybe a thick clump of receipts? Whichever condition your wallet may favor, you likely have heard this question posed by actor Samuel L. Jackson in Capital One commercials promoting its new cash-back rewards credit card. From the onslaught of these commercials to making purchases at grocery stores, gas stations, restaurants, and department stores, it’s evident how popular reward programs have become. School Districts are not exempt from this saving and reward trend. Districts can cash in on being green, while at the same time saving green.

Good Habit-Forming Behavior

Businesses set up reward programs to attract more of your business through incentive-laden programs creating “buy-in” for the businesses’ products or services. The more you purchase, the more you save, or the more rewards you earn. Reward programs can also create “buy-in” and be an incentive to changing behaviors for important energy conservation or recycling initiatives in schools. Districts can organize energy conservation challenges between schools with the building that saves the most energy being rewarded with a pizza or ice cream party. Of course, not all efforts need to entice participants with pizza or a reward to make a positive impact. Oftentimes, educating people to do the right thing by conserving energy and consequently saving money is reward enough.

Several companies offer programs to encourage behavior change to conserve energy. These programs provide resources to educate and engage all stakeholders, and tools to measure and track savings. One local program has been implemented in more than 800 schools in seven states including Minnesota, helping districts reduce energy usage and collectively avoid more than \$34 million in energy costs.

Energy Savings Performance Contracts

Energy savings performance contracts (ESPC) are a method for school districts to implement large energy conservation measures (ECMs) through a third-party Energy Service Company (ESCO). ESPCs are typically executed for larger school buildings or a set of buildings with a project cost greater than \$500,000. The table summarizes some of the advantages and disadvantages of energy savings performance contracting.

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Energy Conservation Initiatives: Being Green and Saving Green (Continued from Page 5)

Advantages of Performance Contracting	Disadvantages of Performance Contracting
Accountability. The performance contractor is the single point of financial and technical accountability for all project measures.	Long contract term. Performance contractors typically seek arrangements that last from 5 to 10 years, a duration that can be problematic for some local governments.
Risk reduction. By guaranteeing a minimum level of performance, the contractor takes away much of the risk for non-performance of the project from the building or facility owner.	Higher project costs. Costs associated with the performance guarantee and other services will typically increase the overall cost of a project by 10 percent or more over an in-house approach.
No capital outlay. A performance contract eliminates the need for the owner to make capital investments. All contractor outlays are considered off-balance-sheet costs to the building owner.	Comparative evaluations. Because services, features, and guarantees may vary significantly among performance contractors, comparing their offerings may be difficult.
Levelized cash flow. Generally, payments are structured to maintain a constant fee schedule funded fully or in part from the savings the owner realizes.	

Source: [Guide to Financing EnergySmart Schools](#), U.S. Department of Energy, Page 25.

Technical Assistance for Minnesota School Districts

In 2011, Gov. Dayton issued Executive Order 11-12 establishing the Guaranteed Energy Savings Program (GESp) administered by the Minnesota Department of Commerce, Division of Energy Resources. GESp provides state agencies, local governments and school districts participating in the program with the technical, contractual and financial assistance to implement energy efficiency and renewable energy improvements through Energy Savings Performance Contracts (ESPC). GESp is a self-funding program with improvements paid for over time from guaranteed energy, operation and maintenance savings. Local governments and school districts need to enter into a Joint Powers Agreement with the Department of Commerce to access the GESp Master Contract and technical assistance.



MASMS Facility Manager Certification Program—The process of achieving MASMS certification ensures that you are continually improving and refining your skills.

Achieving MASMS Certification can improve overall performance, improves qualifications, and develops necessary new skills. **Knowledge. Inspiration. Achievement.**

Certification The MASMS Certification Program is offered by the Minnesota Educational Facility Management Professionals Association (MASMS).

The certificate program is managed by the MASMS Educational Committee with support from the MASMS Executive Board and staff.

Purpose of the Program The purpose of the certification program is to develop a knowledge base for Building and Grounds/Facility leaders to provide safe and healthy educational facilities in Minnesota.

Contact the MASMS office at ruth@masms.org to register in the MASMS Certification Program.





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MASMS OFFICE

Ruth Kraemer, Executive Administrator

Phone: 320-685-4585

Toll Free: 888-429-3884

Fax: 320-685-4592 ruth@masms.org

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