



# Minnesota Educational Facility Management Professionals

# The Messenger

## MAY 2014 NEWSLETTER

### The “Tool Box” for Educational Facility Management Professionals

#### EDUCATIONAL SESSIONS

Learn about issues that relate directly to custodial, maintenance

#### 2014 MASMS Custodial/Maintenance/ Grounds Appreciation Days

#### VENDOR SHOWCASE

See new products & services at the vendor showcase.

#### NETWORK

Interact and exchange ideas with others that have similar job interests!

**Just \$20 a person!  
Registration  
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Lunch!**

#### METRO CHAPTER

Oak-Land Junior High School, Lake Elmo, Minnesota  
Wednesday June 18, 2014 OR Thursday June 19, 2014

#### NORTHERN CHAPTER

Lincoln Elementary School, Hibbing, Minnesota  
Tuesday June 24, 2014

#### SOUTHERN CHAPTER

Mankato East High School, Mankato, Minnesota  
Thursday June 26, 2014

#### Great way to say Thank You!

Looking for a way to thank your staff—this is it!

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To register go to [www.masms.org](http://www.masms.org) to download the forms, or just contact the MASMS office at 320-685-4585 or [ruth@masms.org](mailto:ruth@masms.org). We look forward to seeing you and your staff at this event!

## May 13th, 2014—MASMS State Meeting Two Great Educational Sessions

**#1 Options for Interior Security Systems.** Getting back security with too many keys in public hands, “panic buttons”, rekeying, fob uses and restricting access to sections of a school after hours.

**Presented by:** Jason McNutt, Allegion (formerly Ingersoll Rand Security Technologies)

**#2 The Safety Test: Creating Safe Learning Environments.** For learning to occur and flourish, a safe learning environment needs to exist for students and teachers. This educational session will share strategies to consider in creating a safe culture, deterring violence in existing buildings as well as design factors for new schools that won't break the bank or have your school being mistaken for a prison. Lessons learned from a past school shooting will also be shared. The presenter was leading the project team for the building addition to the Red Lake Schools just before the shooting occurred and had the unique opportunity to present findings across the country. **Presented by:** Troy Miller, Education Market Leader, TSP Architects and Engineers

**Date:** Tuesday May 13, 2014

**Location:** The Crowne Room, 20500 South Diamond Lake Road, Rogers, MN 55374

**Schedule:**

8:30 AM	Coffee & Registration
9:00 - 10:15 AM	<u>Educational Session</u>
10:15 - 10:30 AM	Break & Networking
10:30 - 11:45 AM	<u>Educational Session</u>
11:45 AM - Noon	Networking & Business Meeting
Noon	Lunch

**On-line registration preferred:** Go to [www.masms.org](http://www.masms.org), and click on **Login**. Your user name is your first initial of your first name followed by your last name (example: jsmith), and your password (call the MASMS office if you forgot it). Then click **Meeting Registration**, select State Meeting, enter your information and press **Submit**.

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## WELCOME NEW MEMBERS

### Educational Members

Michael Borchardt, Prior Lake-Savage Schools  
 Phillip Stier, Eastern Carver County Schools  
 Jason Barsness, Duluth Schools  
 Corey Karren, Duluth Schools

### Business Members

Jacob Stark, GrayBar  
 Joe Hagen, J & W Asphalt  
 Rick Braman, Kendell Doors  
 Westley Parkard, DSG (Dakota Supply Group)

### Looking for information and answers from your fellow MASMS Members?

Just email the MASMS office with the question and it will be put out to Membership.

### Boot Camp July 9 & 10, 2014

St. Cloud Location

Still a few spots open!

The MASMS Boot Camp is specifically designed to provide training for facility professionals. This boot camp will be of great value for newly employed facilities managers or veterans.

#### The following topics will be covered:

Standards—Best Practices—Training  
 Equipment Needs—Management Tools  
 Inspections/Checklist—Budgets  
 Staff Management and Development

To Register or if you have questions contact Ruth at the MASMS office. Ruth @ masms.org or 320-685-4585.

### MASMS, in partnership with Association for Facilities Engineering, will offer the Certified Plant Supervisor training and exam in August.

The cost of this training and examination is \$500 (this is the fee that goes to AFE). **MASMS will be covering the cost of hotel (if you are more than 1.5 hour drive away), breakfast and lunch both days!** You will be sent study materials 6 weeks prior to the class.

This class is LIMITED to 20. There will be no exceptions to this limit. Maureen Mullen, MASMS CPS Certified Instructor (Rockford Public Schools) will be facilitating this class.

**Date & Time:** August 6<sup>th</sup> & 7<sup>th</sup>, 8:00 AM – 4:00 PM Both Days

**Location:** St. Cloud Holiday Inn and Suites, St. Cloud, MN

#### Steps you must take to register for this class:

Email the MASMS office that you will be applying for this class (ruth@masms.org). They will email you the application and you need to fill this out. This application needs to be approved by AFE – so please fill it out in full. Send application and \$500 check to MASMS office before July 15<sup>th</sup>, 2014.

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## How does heating affect your energy bill?

Submitted by Xcel Energy

*It depends on your school size, but according to the U.S. Energy Information Administration, space heating accounts for 34 percent of the typical school energy bill.*

Your school's heating equipment will likely be a high priority this summer. After the winter we've had, finding ways to make your boiler equipment more efficient is on many to-do checklists. If you have an aged school that is considered a historical landmark-type building, it's not uncommon that the boiler keeping your students warm is also a historic relic.



South St. Paul High School is one of those buildings over 60 years of age, with its original working steam boilers. Facilities manager Glen Birnstengel is managing the school's aging heating equipment with reliability, air quality and efficiency efforts in mind.

## REPAIRS THAT MAKE THE BEST USE OF RESOURCES

Among all that you can do to keep your boiler operating efficiently, which pre-emptive measures do you choose? If you're like Birnstengel on an annual fixed budget, where you focus your time and budget is carefully considered.

"Of course we would like to convert all our equipment to hot water to be more efficient, but until then, we keep on our toes to maintain equipment uptime and efficiency of our existing steam boilers," admits Birnstengel. "We have worked with our Xcel Energy consultant and learned what works for us, and as a result have very few problems and see a noticeable energy savings."

For the past 13 years, Xcel Energy's account manager has been consulting with Birnstengel. Between seminars, workshops and advice, Birnstengel has taken advantage Xcel Energy's efficiency programs to save the school money and minimize equipment downtime.

In addition to the historic high school property, Birnstengel is responsible for three additional buildings, two of which had new hot water boilers' installed with the advantage of Xcel Energy rebate savings.

To maintain the existing systems, Birnstengel's annual regiment includes boiler tune-ups as well as steam trap replacements. Over the past two years, Birnstengel saved the school 24,288 therms by taking these efficiency measures recommended by Xcel Energy:

Continued on Page 4



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## How does heating affect your energy bill? (Continued from Page 3)

**Replaced Boiler Steam Traps** — Bad or leaking steam traps prevent the boiler system from functioning efficiently. Steam that is leaking removes heat from the system, causing significant energy loss when you count the amount of traps per system. Birnstengel surveys his steam system and replaces bad traps every year. For every steam trap replaced, Xcel Energy provides a \$30 rebate for every qualifying steam trap repair or replacement.

**Boiler Tune-ups** — Every other year, Birnstengel works with his mechanical contractor to conduct thorough tune-ups. Tuning-up a boiler optimizes the air-fuel mixture for the operating range of the boiler which ensures less fuel is wasted, and reduces emissions of hazardous air pollutants produced by inefficient combustion. Birnstengel credits tune-ups for the lack of system breakdowns. He also takes advantage of Xcel Energy's natural gas boiler system tune-

up rebate to receive back around 25% of the cost of the tune-up.

For South St. Paul, it's evident that regular maintenance and efficiencies go hand-in-hand. To learn how you can maximize your budget and reach your facility management goals, consult your utility provider. If you are an Xcel Energy customer like

Birnstengel, you can call an energy efficiency specialist to review energy efficiency options for your equipment.



### ENERGY SNAPSHOT

# of Buildings: 4  
# of Boilers: 4  
# of Steam Traps: 56  
Therms Savings: 24,288  
Rebate Savings: \$1,988



### Building Envelope Consultants and Civil Engineers

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# Safety First

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## Look Out for Ticks

Depending on where you are located, hungry ticks follow an annual cycle, seeking wildlife, pet and human hosts as daytime temperatures rise in late winter and spring. Ticks feed on the blood of their hosts, sometimes transferring pathogens including Lyme disease, ehrlichiosis and Rocky Mountain spotted fever, which can have potential lifelong and/or fatal consequences.

Tick populations, and tick-borne diseases are spreading northward across the US, Canada and the UK. Scientists believe the expansion is related to changes in climate, and host population growth including deer and mice.

### Tips to Avoid Questing Ticks

Wear long sleeves and long pants tucked into socks. Avoid high-risk areas, especially forest edges, tall grass and weedy forest understory. Thoroughly check for ticks after time spent outdoors. Make your yard less tick friendly by mowing your lawn frequently, removing leaf litter and brush, storing wood piles away from your home and keeping pets away from heavily infested areas.

### What to do if you find a tick?

Carefully remove the tick with tweezers. Preserve the tick so it can be identified and tested if necessary.

If you identify a Blacklegged tick (*Ixodes scapularis*), [submit it to a lab](#) to test it for pathogens.

Visit your doctor to get tested for tick-borne diseases, especially if you think a tick was allowed to feed for more than 24 hours, a requirement for transmission of some pathogens. Send a picture to [TickSpotter](#). Tick experts the University of Rhode Island will return an identification in exchange for the location information, which allows them to track distribution and incidence data nationally.



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## Chisago Lakes Middle School has been selected as a 2014 U.S. Department of Education Green Ribbon School!

The U.S. Secretary of Education Arne Duncan honored forty-eight schools as models of excellence and achievement across the nation (Chisago Lakes was one of three schools selected in Minnesota). This award acknowledges their exemplary efforts to reduce environmental impact and utility costs, promote better health, and ensure effective environmental education, including civics and green career pathways.

They were commended for their commitment to environmental stewardship, health, and sustainability and for inspiring the entire school community to aim high. They representative of best practices to improve achievement and equity, not only for aspiring green schools but for all schools.

## Waconia Public Schools has been selected as a Green Ribbon School!

US Secretary of Education Arne Duncan announced that

**Waconia Public Schools**  
is among the 2014

U.S. DEPARTMENT OF EDUCATION

**GreenRibbonSchools**

District Sustainability  
Awardees

This national award given to nine districts in the United States acknowledges Waconia School District's achievements in taking a comprehensive approach to green schools. The areas encompassed by the award include reduced environmental impact and costs, improved health and wellness, and effective environmental and sustainability education.

## Solar Panels Coming to School Rooftops—Chisago Lakes School District

Chisago Lakes School District was recently awarded the Xcel Energy Solar Rewards grant to install roof top solar systems at Taylors Falls Elementary, Lakeside Elementary and Chisago Lakes Middle School. Our grant will cover approximately 60% of the \$730,000 needed to install 110 Kwh of solar photovoltaic power, which will bring Chisago Lakes Schools to 120Kwh of solar power.

Taylors Falls Elementary and Lakeside Elementary will each receive a 40Kw photovoltaic solar array, and a 30Kw system is set to be installed at Chisago Lakes Middle School. Our new systems will cost the district nothing and be cash positive from day one. The project will be financed through a combination of the Xcel Solar Rewards incentive, Federal tax credit, depreciation, and the execution of a 6-year solar lease at a rate not to exceed 80% of the savings from the electricity produced by the solar system. After 6 years, full ownership of the system and the ongoing profits are turned over to the district. The major components of the system have a 25-year warranty and are manufactured in Bloomington, Minnesota. We expect to get at least 30-40 years of useful life out of the systems. The panels will potentially save the district 1.3 million dollars over the 30 year life span of the panels. The photovoltaic solar panels also prevent 2.5 million pounds of carbon dioxide from being emitted into our atmosphere over their life span.

Our students will also benefit by seeing and touching solar panels at their schools. They will be able to read and interpret the data and graphs in real time from the panels. Students can see the transformation of our society from a fossil fuel based society to a renewables based society. Our students will see that Chisago Lakes Schools are playing a part in the transformation of energy use and efficiency in schools as the paradigm slowly shifts and school roofs become a valuable asset to schools because of solar power.




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## MPCA to give away recycling bins for school sports venues...



The Minnesota Pollution Control Agency (MPCA) will be giving away soda bottle shaped recycling bins for use at K-12 school sports venues. This effort is focused on improving the recycling rate of beverage containers and eliminating them from the trash. The bins must be used at sports venues, have a plan for year round use, and cannot be obtained for general use such as in the classroom or cafeteria. All schools in Minnesota are eligible to apply, and awards will be made until all available containers have been distributed. Third parties (such as cities or counties) may apply on behalf of a school as long as a letter of support from the school accompanies the application. Applications will be available online (<http://www.pca.state.mn.us/index.php/living-green/living-green-schools/recycling-bins-for-schools.html>) starting at 12:00 p.m. Wednesday, April 30<sup>th</sup>. It is anticipated the bins will go quickly, so interested parties are encouraged to apply early. Questions can be directed to Anna Kerr at [anna.kerr@state.mn.us](mailto:anna.kerr@state.mn.us) or 651-757-2488.

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