



The Messenger

Minnesota Educational Facility Management Professionals

THE "TOOL BOX" FOR EDUCATIONAL FACILITY
MANAGEMENT PROFESSIONALS

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Attending YOUR Monthly MASMS Chapter Meeting is like Lays potato chips! You can't eat just one.

The power of attending MASMS monthly meetings isn't in just going once. The true value is going many times, for months and months or even years and years.

Attending MASMS monthly meetings has many advantages:

- As a vital member of your school staff, it is **your** responsibility to provide the best facilities possible for your students. One of the best ways you can work toward that end is **by educating yourself**. MASMS meetings provide educational opportunities every month!
- Talking to others in your profession **helps keep you current** on industry trends, products, services, and technologies.
- Listening to multiple speakers, over a period of time, greatly **enhances your overall knowledge** of your profession.
- Seeing the same people, month in and month out, allows you to **develop strong professional relationships**.
- Getting involved in MASMS allows you to **practice leadership** among your peers.
- Being on a board or committee of MASMS can **enhance your professional** brand and status within your industry.
- Having developed long-term professional contacts, **you can call them for advice** if you have a question or are trying to learn a new technology.
- We expect doctors, lawyers, and teachers to continue learning about the latest innovations, solutions, and research in their fields. **It is absolutely critical for school facility employees to do the same.**
- You may hear about potential job opportunities that otherwise would have been outside your view.

Please contact the MASMS office if you need agendas for approval to attend MASMS monthly meetings—we will get you the information that you need!

Feel free to send staff members or bring them with you each month—they are welcome to attend even if they are not listed as a MASMS member.

**Starting Snacking on Your Own Chips!
Attend Your MASMS Monthly Meetings**

New MASMS Members

Business Members

Jay Kessler—Summit Fire Protection
 Chuck Nelson—Midwest Regional Marketing Group
 Robbie Schultz—Winkelman Building Corporation
 Steve Scanlan—Cushman Motor Company
 Chris Meleshko—National Playground

Thank you to the MASMS Committee Chairs!
 Committee chairs play a key role in MASMS.

By Laws Robert Brostrom, Henning Schools
Conference Kevin Johnson, Red Wing Schools
Education/Certification Mat Miller, Austin Schools
Facility Management Standards Brian Johnson, Sartell St. Stephen Schools
Health & Safety Jamie Nixon, St. Cloud Schools
History Mike Boland, ISD #622 &
 Mark Eisenbacher, Cambridge-Isanti Schools
Legislative/Department of Education Laura Larsen, Roseville Schools
Membership, Recognition & Nominations Joe Arthurs, Hibbing Schools
Scholarship Dan Held, Roof Spec, Inc.
Technology/Communications Kevin Johnson, Red Wing Schools
Turf & Grounds Tom Redmann, Anoka Hennepin Schools

MASMS BOOT CAMP July 2013—Basic Facility Manager Training

Tuesday July 16th and Wednesday July 17th, 2013 —8:00 AM to 4:00 PM

This is a two day course that covers the basics of school Facility management.

SPACE IS LIMITED—The first 25 registrations will be accepted. *MASMS is covering the entire cost.*

The following topics will be covered:

Best Practices ♦ Training ♦ Equipment Needs ♦ Management Tools ♦ Inspections/Checklist ♦ Budgets ♦ 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.

Course Description

This course will provide practical experience and proven techniques to help improve skills in the facilities management field. We will describe today's best maintenance practices and show how other schools have developed high performance facility departments.

♦ Improve management skills ♦ Optimize maintenance department performance and productivity ♦ Increase leadership skills
 ♦ Prepare facilities department for the day to day challenges

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 (New Ulm ISD #88), & Jeff Arthurs (Eden Prairie ISD #272) have over 75 years of combined experience!

Dates & time: Tuesday July 16th & Wednesday July 17th, 2013—8:00 AM to 4:00 PM


Location: 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 all meals. (Meals include: Tuesday lunch and dinner; Wednesday breakfast & lunch; break for both days.) You pay for the hotel room up front, and after you attend the class this will be reimbursed. If you register for the class, and do not attend, the hotel cost will not be reimbursed.

SPACE IS LIMITED

THE FIRST 25 REGISTRATIONS WILL BE ACCEPTED!

To Register contact the MASMS office at
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A Healthy Walk-Thru Door

Submitted by: Mid Central Door Company



A healthy walk-thru door is imperative as hundreds of students are walking through both interior and exterior doors each day. There are a few things to pay attention to throughout the school year when it comes to servicing your doors.

Look for rust on doors, frames, hinges or hardware. Rust on any part of the door indicates that there is an issue that needs to be addressed, whether it is adjusting your weather-stripping or getting a fresh coat of

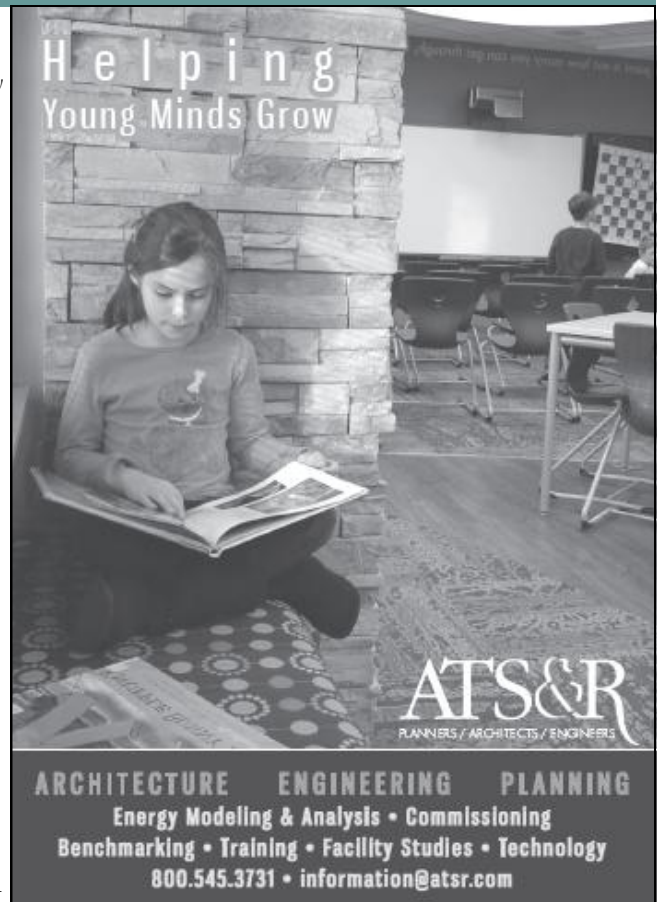
paint on the door.

Check the gaps between the door and frame on the exterior for sagging issues. Ensuring a tight seal all around the door between the weather seal and the bottom door sweep is the key to keeping you warm in the winter and cool in the summer.

The door closer is an important part of every door. Inspect the door closer for oil leaking or running down the door. According to ADA Guidelines 4.13.10, If a door is equipped with an automatic closing device (door closer), then the sweep range of the closer must be adjusted so that from an open position of 70 degrees, the door will take at least 3 seconds to move to a point 3 inches from the latch, measured to the leading edge of the door.

Lastly check all of the door hardware. Does the door latch and lock? This is important for weather seal issues as well as student's safety.

This type of healthy door walk-thru should be performed twice a year, in the Spring after the building has settled and in the Fall before the ground freeze occurs.



2013 MASMS Scholarships

The MASMS Scholarship Committee is accepting applications from children (not grandchildren) of all educational, business and life members of MASMS. High school seniors graduating in 2013 or students that are currently in a post-secondary program are eligible.

How to Apply

Log on to www.masms.org. Select Resources and Scholarships. Complete the application form and an essay by April 1, 2013. All information will be reviewed by the MASMS Scholarship Committee. Awards will be announced by letter in early May 2013. *(Please note that all information is confidential.)* Scholarships will be issued after proof of school enrollment has been received.



MARK YOUR CALENDAR! MASMS 2013 Fall Conference

Thursday October 3rd and Friday October 4th, 2013
NEW THIS YEAR—37+ Educational Sessions

Plan now for you and your staff to attend—there will be educational sessions for everyone!

State Fire Marshal Division School Inspection Regions

Greg Bergstrand, Supervisor (218) 721-4447
Randi Samuelson, Clerical Support (651) 201-7212




Many an opportunity is lost because a man is out looking for four-leaf clovers.

Enjoy St. Patrick's Day! Sunday March 17th.



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INSPEC RECEIVES AWARD FOR MOST INNOVATIVE DESIGN



On January 23rd, Inspec's David Campbell, AIA, RWC, GRP, and Dwight Benoy, P.E. were the recipients of the Project of the Year Award in the category of Innovation, Research, and Technology, which is given out once a year by The Minnesota Construction Association at the organization's annual Gala Banquet celebration.

The project involved the design of an innovative remedial window injection technique which saved the building owner \$500,000. David is a Registered Architect (AIA), a Registered Waterproofing Consultant (RWC), and a certified Green Roofing Professional (GRP). Dwight Benoy is a Licensed Professional Engineer (P.E.) in 30 states.



**MASMS Web Site YOUR
Information Source**
www.masms.org

Check this out under the "Resource Section ~ Health and Safety Articles":

Fire Rated Coiling Doors Information

Submitted by State Fire Marshal Deputy, Joseph Faust

Find additional information from chapter presentations in the "Resource Section~ Chapter Meeting Presentations"

All Meeting Dates can be found under Chapter Information. Just select your chapter!

**MASMS Day on the Hill took place
Tuesday February 12, 2013
MASMS making a difference !**



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**Looking for a way to thank
your custodial, maintenance
& grounds staff?**

Let them know they are
appreciated—give them a day
of learning, networking and fun!

2013 MASMS Custodial, Maintenance & Grounds Days

Metro Chapter—June 12th OR June 13th, 2013—Location TBA

Northern Chapter—June 18th, 2013—ROCORI Public Schools,
Cold Spring, Minnesota

Southern Chapter—June 20th, 2013—Mankato Public Schools,
Mankato Minnesota

*Registration materials will be in your mail box in March!
Let's make this year the best year ever—we are
looking for record breaking attendance!*

MASMS is accepting enrollment in the new MASMS Certification Program.

Information and enrollment on this certification
program may be reviewed at the MASMS website
(www.masms.org) , or by contacting the MASMS
office (ruth@masms.org).

Please note that you can enroll at any time, however
if you plan to become MASMS certified, the sooner
you enroll the better – as all the classes and monthly
meetings you attend this year may qualify for certifi-
cation credits.

If you have any questions, just contact the MASMS
office at (888) 429-3884 or ruth@masms.org.

The process of achieving and maintaining 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.

Seamless Polyurethane Foam Systems

Submitted by: Jenny Bulfer, Greener World Solutions

Roofs are expected to be leak-free; protecting the building and its contents for many years. Roofs are also now expected to add to the energy efficiency of the "building envelope" and be "sustainable"- prolonging the life of the precious material resources used in the roofing structure. SPF Roofing systems offer these features and numerous other benefits to the building owner. The most common points of roofing failures are seams, flashing details, expansion & contraction movements and the methods of securing the roof deck - all are uniquely addressed by the features found in SPF Roofs. Sufficient roofing insulation will make your building more comfortable and will control the cost of heating and cooling cycles. The environment can also benefit from better roof insulation and from the cooling and reflective roof coatings used to protect the SPF.

What is SPF?

Spray polyurethane foam (SPF) is a seamless, "spray-in-place" insulation that is rigid, closed-cell, plastic foam. It has the most efficient insulating properties available. A monolithic insulation is formed through the mixing of an Iso or 'A' component and a special resin blend or 'B' component. Heated materials are pumped at high pressures through precisely metered plural-component equipment and blended right at a spray gun. The liquids, once mixed, immediately expand to approximately 20 times their original liquid volume.

Seamless

SPF materials bond tenaciously to themselves and thus there are no joints or seams. Multiple layers of SPF can be sprayed-in-place to achieve the specified thickness of insulation; each becoming homogeneous with previously sprayed or adjacent layers of SPF. Flashings and roof details are "tied-in" with this seamless and quick method of installation - and SPF requires no leaky, penetrating fasteners.

Proper Roof Drainage

Additional SPF can be applied in low areas to improve the roof's slope-to-drain characteristics. This is essential for the elimination of heavy, ponding water situations on your roof's surface.

Safe

The SPF roofing insulation and coating system is fire-rated and fire-resistant, and complies with local building code requirements. With materials completely bonded to the construction substrate, a highly wind resistant roofing system is installed.

Added Benefits of SPF Roofing:

Is typically less costly than traditional roofing.
Can be repaired and recoated to extend roof life almost indefinitely.

Can be installed over most substrates.

Eliminates seams and joints, the number one cause of roof failure.

Adds additional R-value and a reflective coating that helps lower heating/cooling costs.

Weighs much less than asphalt/gravel roof.
Easily conforms to unique architectural features.

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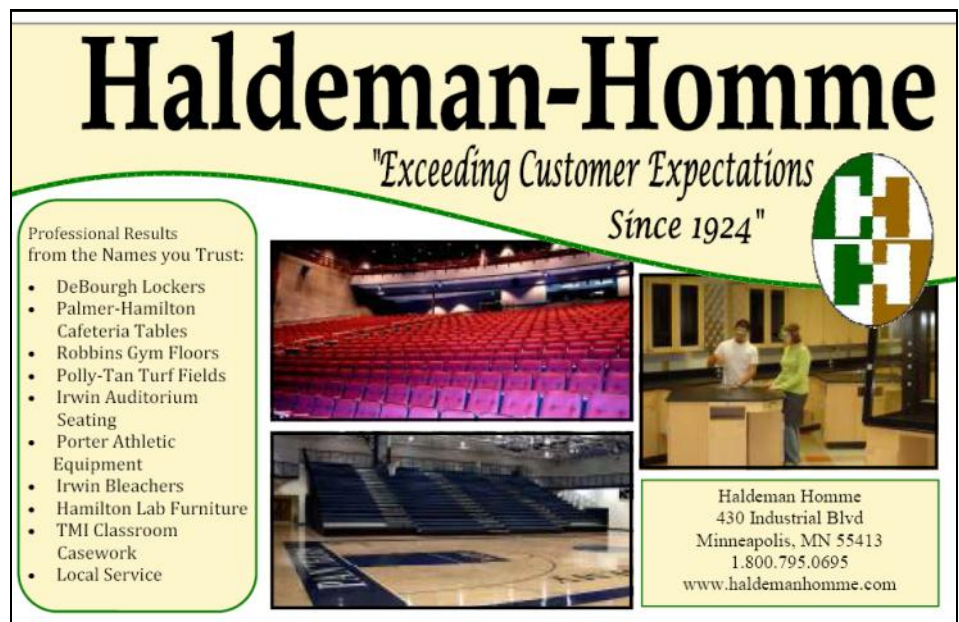
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 METRO—DON HANSON, SOUTH WASHINGTON COUNTY SCHOOLS

MASMS CALENDAR

March 12, 2013	Metro Chapter Meeting - Crowne Plaza North Brooklyn Park MN
March 21, 2013	Northern Chapter Meeting - Central Lakes College, Brainerd MN
April 9, 2013	Metro Chapter Meeting - Crowne Plaza North Brooklyn Park MN
April 17, 2013	Southern Chapter Meeting - SW/West Central Service Cooperative, Marshall MN
April 18, 2013	Northern Chapter Meeting - Central Lakes College, Brainerd MN
May 14, 2013	STATE MEETING, Rogers MN
May 16, 2013	Northern Chapter Meeting - Central Lakes College, Brainerd MN
June 12 & 13th, 2013	Metro Chapter - Custodial/Maintenance/Grounds Days, Location TBA
June 18, 2013	Northern Chapter - Custodial/Maintenance/Grounds Days, Cold Spring, MN
June 20, 2013	Southern Chapter - Custodial/Maintenance/Grounds Days, E HS, Mankato MN
July 17, 2013	Southern Chapter - Aquatic Seminar/Picnic, Duck Lake Madison Lake MN
October 2, 2013	MASMS Scholarship Golf Event, St. Cloud, MN
October 3 & 4, 2013	STATE CONFERENCE, St. Cloud, MN

Kitchen Shelving and Pests: What's the Connection?

Submitted by: Jodi Schmitz, IPM Institute of North America, Inc.

School kitchens have all of the essentials for pests including food, water and harborage. Pest proofing for kitchens includes reducing clutter to reduce harborage, cleaning thoroughly to eliminate food sources, repairing leaks and conducting regular inspections for signs of pests. Storage shelving in kitchens and food storage also plays a role.

The ideal shelving includes wire racks. Solid wood, metal or plastic shelves allow crumbs and other food debris to collect; wire racks allow spills to fall through to the floor where they can be swept up during regular cleaning. Any shelving should be on lockable wheels to ease moving for cleaning and inspection. Place shelving perpendicular to the wall, not parallel, to facilitate cleaning and minimize obstructed view of the seams where walls meet floors, which are the most common travel corridor for pests.

The lowest rack should be at least 12 inches off the floor. "At the very minimum the IPM person will need to be able to inspect under the racks and behind the items at least 16 to 18 inches—this way you can see if mice are nibbling on items or if there are droppings," suggests Janet Hurley, school IPM extension specialist for Texas A&M AgriLife Extension Service.

Food items should be removed from corrugated cardboard shipping boxes before shelving. Cardboard should be immediately removed to recycling containers outside the building. Leaving items in cardboard containers can create a primary means of transport for pests into the building, limit ability to inspect, and provide a favored hiding place for many pests, including mice and cockroaches. "Watch out for cardboard," says Hurley. "The more you have, the harder it is to inspect."

Specially designed canned food racks are also available which can be loaded from the back, so older cans move to the front and get used first. These racks also help reduce potential for worker injury from lifting heavy boxes of cans onto shelves.

The American Institute of Baking (AIB) [Consolidated Standards for Retail Establishments](#) includes food storage design and food safety measures to help kitchens pass inspections. Many tips that are useful for food safety are also a part of IPM, such as cleaning up spills promptly, emptying trash containers regularly, cleaning drains and fixing leaks. The San Francisco Department of the Environment published [Pest Prevention by Design](#), which details building design tips to facilitate easier pest prevention and management. Included in the document is a section on institutional kitchen design beginning on page 67.