

Covering all aspects of educational facilities and operations.

# Ops Talk

Spring 2023



**2023 EFMA Conference**  
Details, registration, and  
delegate information inside

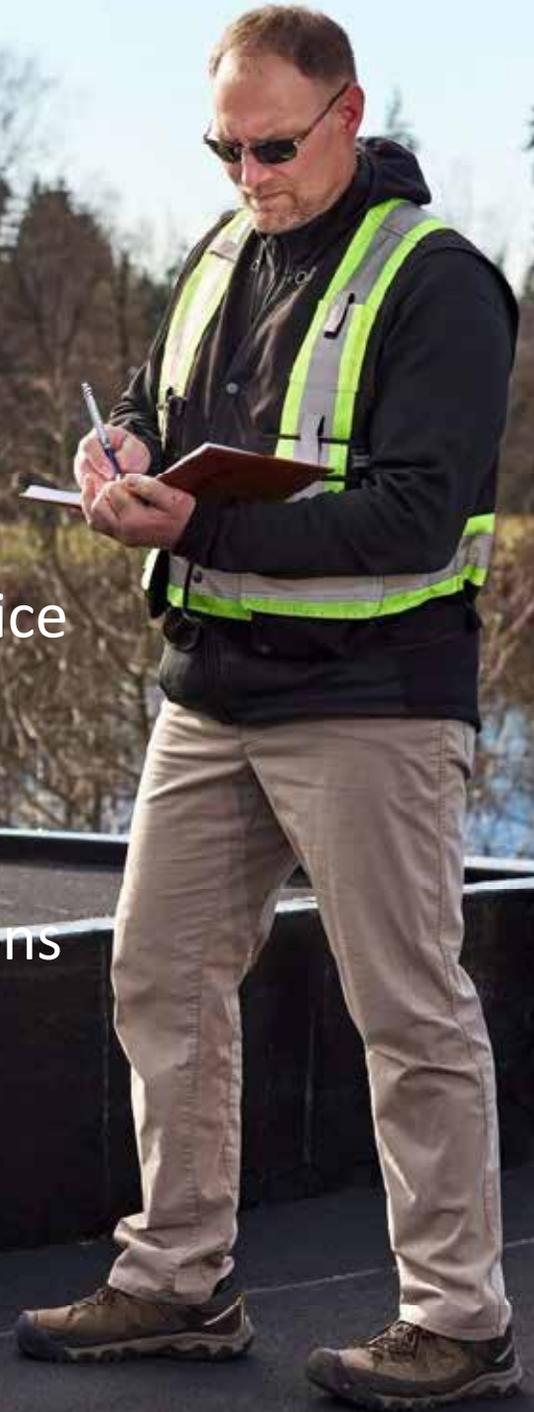
**Moving a mountain  
HVAC design for new schools**

**Creating accessibility awareness in schools**

**applied  
roofing  
science**

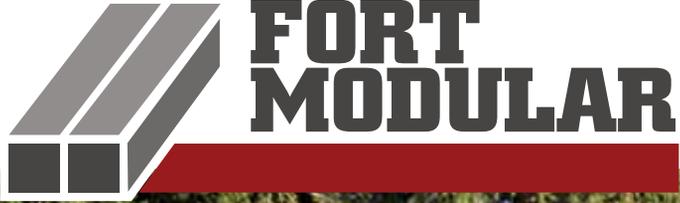
... for a healthier roof

- ✓ Roof Inspections
- ✓ Condition Assessment
- ✓ Report Services
- ✓ Roof Consulting
- ✓ Bidding and Negotiation Service
- ✓ Preliminary Design Services
- ✓ Wind and Drainage Design
- ✓ Project Management
- ✓ Quality Assurance Observations
- ✓ Thermal Imaging Service
- ✓ Leak Investigations
- ✓ Field Testing Services
- ✓ Expert Witness



[www.AppliedRoofingScience.com](http://www.AppliedRoofingScience.com)





## **BC'S AWARD WINNING FULL-SERVICE PROVIDER OF MODULAR CLASSROOMS AND DAYCARE FACILITIES**

**INTERIOR - OKANAGAN**  
3732 Enterprise Way  
Barriere, BC  
T : 250.879.FORT (3678)

**[info@fortmodular.com](mailto:info@fortmodular.com)**  
**[www.fortmodular.com](http://www.fortmodular.com)**

**METRO VANCOUVER**  
3294 262nd Street  
Aldergrove, BC  
T : 604.381.FORT (3678)

At our Interior location, Fort Modular is honored to operate as a guest on the traditional and unceded territory of the Secwepemc, Simpcw & Skwlak people.

At our Metro Vancouver location, Fort Modular is honored to operate as a guest on the traditional and unceded territory of the Coast Salish, Semiahmoo, S'ólh Téméxw (Stó:lō) and Kwantlen people.

# We run together.

Uniquely suited to run seamlessly alongside you. If you don't stop, neither do we; 24/7 support to keep you running.



## Warm, Comfy, Controlled.

Commercial HVAC — friendly, local, and 24/7 support.



## Smarter Buildings For Good.

BC Interior's building automation and integration leader.



## Keeping Your Lights On Since 1984.

Commercial and residential electrical service and maintenance.

### A technology company that puts people first.

It's a simple but remarkable idea. Kimco's mission is to advance the safety and efficiency of buildings across British Columbia by putting people first. That's you the customer. That's you, the partner. That's you, the team member.

Kimco serves BC's Interior and Kootenay regions, integrating all building systems: automation, HVAC, and electrical. Our head office is located in Kelowna, with offices in Penticton and Cranbrook. Integration is a core strength, and with many of our crew being dual-trade certified, Kimco can recommend, install, and maintain your building's equipment in a highly efficient manner.



### Services include:

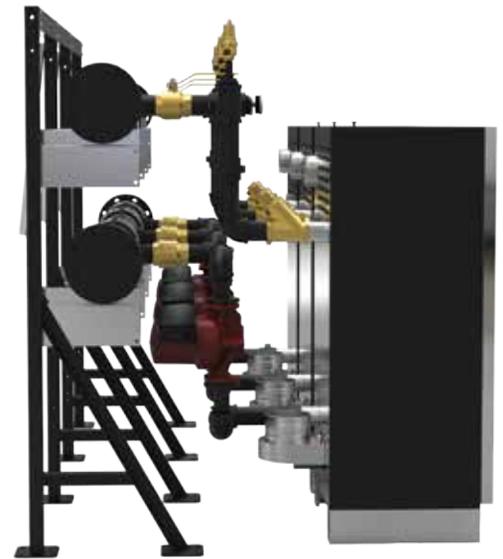
- ✓ Access and Lighting Control
- ✓ Roll Shutter Automation
- ✓ Wifi Occupancy Monitoring
- ✓ Building and Energy Management Software
- ✓ System Recommissioning
- ✓ Leak Detection and Monitoring
- ✓ Temperature Measurement and Face Recognition
- ✓ Gas Detection
- ✓ Variable Frequency Drives



Choosing the right heating system is crucial to maximizing a building's energy savings and environmental impact.

The cost-effective solution to any application. Whether retrofit or new construction, combining the EX™ Series with the flexibility of Multiplex Racking and IBC's V-10 Touch Screen Control will give you an installation option for every application.

**EX 400**   **EX 500**   **EX 700**   **EX 850**



# IN THIS ISSUE

Message from EFMA President .....	<b>8</b>
2022-2023 EFMA BC Executive Members .....	<b>10</b>
2023 Spring Leadership Workshop.....	<b>12</b>
EFMA member profile of Pete Sabo.....	<b>16</b>
EFMA new member profile of Jason Decksheimer.....	<b>18</b>
HVAC design for schools - The future is now.....	<b>20</b>
Why campus communication means more than alerts .....	<b>24</b>
2023 EFMA BC Conference program Information .....	<b>30</b>
Partners Program Agenda .....	<b>35</b>
Delegate Registration Form.....	<b>36</b>
2023 Exhibitors List.....	<b>37</b>
Specialized experts in sport floors and gym equipment .....	<b>38</b>
Thoughts on: Protecting your assets - By Chuck Morris.....	<b>40</b>
Maintain your facilities with ease using modular materials .....	<b>42</b>
Making schools accessible - By Kathy Fisher B.Sc., HME Home Health and Morgan Louden, Can-Dan ReHatec Ltd.....	<b>44</b>
Exhibitor feature: Orion Security Systems Ltd.....	<b>48</b>
Nitro Pipe Freeze providing a safe lockout of pipe systems since 2009.....	<b>50</b>
Be proactive: Facility & Playground Inspection Programs - By Alan Kavanaugh, Noratek Solutions Inc.....	<b>54</b>
Mitigating the unseen FIRE risk - By Chuck Morris .....	<b>54</b>
More funding allocated to improve schools for students .....	<b>56</b>
Index to advertisers.....	<b>58</b>

## ON THE COVER

The central plant mechanical building serving Pexsisen elementary and Centre Mountain Lellum middle schools at School District 62 in Langford B.C. The mechanical system comprises of water-to-water geothermal heating/cooling system with electric resistive boilers. Great care was taken to design the space as an extension to our educational environments to allow for student tours. Story on page 20.

*Image courtesy of Isaac LeBlanc, SMcN Consulting Inc.*



Published by:

DEL Communications Inc.  
Suite 300, 6 Roslyn Road  
Winnipeg, Manitoba R3L 0G5  
www.delcommunications.com

President / Publisher  
DAVID LANGSTAFF

Managing Editor  
TAMMY SCHUSTER  
tammy@delcommunications.com

Advertising Sales Manager  
DAYNA OULION

Advertising Sales  
GARY BARRINGTON  
JENNIFER HEBERT  
DAN ROBERTS

Production services provided by:  
S.G. Bennett Marketing Services

Creative Director  
KATHLEEN CABLE

Editorial Contributors  
ROY COLLVER  
KATHY FISHER with MORGAN LOUDEN  
ALAN KAVANAUGH  
GLENN MILLER  
CHUCK MORRIS

©Copyright 2023, EFMA.  
All rights reserved. The contents of this publication may not be reproduced by any means, in whole or in part, without the prior written consent of the publisher.

While every effort has been made to ensure the accuracy of the information contained herein and the reliability of the source, the publisher in no way guarantees nor warrants the information and is not responsible for errors, omissions or statements made by advertisers. Opinions and recommendations made by contributors or advertisers are not necessarily those of the publisher, its directors, officers or employees.

Publications mail agreement #40934510

Return undeliverable  
Canadian addresses to:  
DEL Communications Inc.  
Suite 300, 6 Roslyn Road  
Winnipeg, MB R3L 0G5  
Email: david@delcommunications.com

PRINTED IN CANADA 04/2023



# FOCUS on what matters

Faculty and administrators can rely on WINMAR®'s dedicated teams to provide deep cleaning of their learning and recreational spaces. Trust WINMAR® to adhere to CDC and Health Canada practices and procedures for sanitizing during cold and flu season. Students and staff can rest assured their school environments are clean and safe, so they can focus on what matters.

A nationwide network,  
trusted since 1977.  
 **90+ LOCATIONS**

**WINMAR®'s network of 90+ locations across Canada provides quality services 24 hours a day, 365 days of the year.**



**FIRE**



**WATER**



**WIND**



**MOULD**



**ASBESTOS**

 **BRITISH COLUMBIA LOCATIONS**

Fraser Valley (604) 392 - 0664  
Kamloops (778) 470 - 9000  
Kelowna (250) 862 - 3500

Kootenay (250) 426 - 7800  
Nanaimo (250) 758 - 9899  
North Vancouver (778) 318 - 3071

Powell River (604) 485 - 7335  
Prince George (250) 640 - 9105  
Vancouver (604) 433 - 6000

**24 Hour Emergency Response 1-866-494-6627**

*Coming Through For You!*

[winmar.ca](http://winmar.ca)



## MESSAGE FROM THE EFMA PRESIDENT

# Archie Stogianos



A very warm welcome to the latest edition of *OPS Talk*. Another exciting EFMA conference is around the corner. All exhibitor spots are sold out, we have a great line up of courses and sessions, delegates are signing up daily and many first-time members are attending the 57th EFMA Conference this year; it will be another action-packed event. This year's theme, "Honouring the Past, Treasuring the Present, Shaping the Future", ties in with our strategic goals and daily operations.

Each year our association gets more ambitious. This is a good thing as it means our members are

more active and participating in our zone meetings and workshops. The workshops offered this year will provide great learning opportunities for our new members as well as our seasoned colleagues. One of my takeaways from the workshop are that the millennials are not going to change – you must change.

As we begin another cycle this year, we traditionally take stock of the past to imagine and plan for a better future for our school and students. While I was preparing this message, the usual things were going through my mind: How do we reconcile new goals with old structures? How do we reconfigure the spaces, the people, the time, and the technologies to create powerful learning environments?

Thinking about the future of our buildings requires imagination and rigor. Schools really haven't changed much physically for the better part of a century. Some schools have experimented with an open-plan design, however, long corridors with conventional classrooms off each side are still largely the order of the day. Some of the new schools combine the standard classroom design with added collaboration areas within the school.

We must ensure we include students, teachers, administration, and parents at the early stages of planning. We all have our own ideas and ways of looking at issues; collaboration amongst all stakeholders will bring together different ideas, roles, and team members to create a universal design that works well with everyone involved.

I have had the pleasure of working with an amazing Executive this year. Everyone took time out from their busy work schedules and family time to make sure everything was executed smoothly. Thank you for all your commitment and hard work this year. ■

**CANSTAR RESTORATIONS**

**Serving Lower Mainland and Thompson Okanagan Schools**

- Fire Restoration
- Water Restoration
- Storm Restoration
- Contents Restoration
- Hazardous Materials

24/7 Emergency Phone Line  
**1-844-99FLOOD** TF 1.800.463.5663  
[canstarrestorations.com](http://canstarrestorations.com)



## **Hands-free** Hygiene. **Hands-on** Help.

Sloan's nationwide network of dedicated representatives provides you with a trusted local resource to find the right products that meet your project needs.

Our commitment to personalized service and hands-on local support helps you navigate Sloan's integrated lineup of sensor-operated products as you upgrade to a hands-free restroom environment with maintenance that is virtually hands-off.

Distributed in Canada By Dobbin Sales  
dobbinsales.com  
1-800-565-8515

**SLOAN**<sup>®</sup>  
Water Connects Us<sup>®</sup>



# 2022-2023 EFMA EXECUTIVE MEMBERS

To reach the EFMABC executive: [info@efmabc.com](mailto:info@efmabc.com)

## PRESIDENT

### ARCHIE STOGIANOS

SD#22 Vernon  
Tel: 250-549-9210

1401 - 15th Street, Vernon, BC V1T 8S8  
Email: [president@efmabc.com](mailto:president@efmabc.com) / [astogianos@sd22.bc.ca](mailto:astogianos@sd22.bc.ca)

## VICE-PRESIDENT

### TRAVIS ELWOOD

SD#83 North Okanagan Shuswap  
Tel: 250-832-9415

PO Box 129-5911 Auto Road SE, Salmon Arm, BC V1E 4N2  
Email: [vp@efmabc.com](mailto:vp@efmabc.com) / [trelwood@sd83.bc.ca](mailto:trelwood@sd83.bc.ca)

## PAST PRESIDENT

### CHUCK MORRIS

SD#74 Gold Trail  
Tel: 250-920-3401

400 Hollis Road, PO Bag 250, Ashcroft, BC V0K 1A0  
Email: [cmorris@sd74.bc.ca](mailto:cmorris@sd74.bc.ca)

## SECRETARY-TREASURER

### HARRY KUMAR

SD#36 Surrey  
Tel: 604-572-0500

6700-144 Street, Surrey, BC V3W 3R5  
Email: [st@efmabc.com](mailto:st@efmabc.com) / [kumar\\_h1@surreyschools.ca](mailto:kumar_h1@surreyschools.ca)

## DIRECTORS

### LOUIE GIROTTO

SD#42 Maple Ridge-Pitt Meadows  
Tel: 604-463-8918

22225 Brown Avenue, Maple Ridge, BC V2X 8N6  
Email: [louie\\_girotto@SD42.ca](mailto:louie_girotto@SD42.ca)

### ALBERT KLADE

SD#34 Abbotsford  
Tel: 604-852-9494, ext. 2316

31759 King Road, Abbotsford, BC V2T 5Z2  
Email: [albert.klade@abbyschools.ca](mailto:albert.klade@abbyschools.ca)

### MEGAN MACDONALD

SD#43 Coquitlam  
Tel: 604-468-6868

1982 Kingsway Avenue, Coquitlam, BC V3C 1S5  
Email: [mmacdonald@sd43.bc.ca](mailto:mmacdonald@sd43.bc.ca)

### CINTHA WINTERS

SD#38 Richmond  
Tel: 604-668-6000

5200 River Road, Richmond, BC V7C 1A4  
Email: [cwinters@sd38.bc.ca](mailto:cwinters@sd38.bc.ca)

## EXECUTIVE DIRECTOR

### GLENN MILLER

Cell: 250-516-9596

Email: [exec.dir@efmabc.com](mailto:exec.dir@efmabc.com) / [exec.dir@telus.net](mailto:exec.dir@telus.net)

## SECRETARY

### MOLLY SHIPOWICH

PO Box 19032, 1153 - 56th Street, Delta, BC V4L 2P8  
Tel: 604-943-3314

Email: [admin@efmabc.com](mailto:admin@efmabc.com) / [society@telus.net](mailto:society@telus.net)

## EXHIBITOR REPRESENTATIVES

### ANDREW MCKAY

Tremco Roofing and Building Maintenance  
Cell: 604-365-7378

Email: [amckay@tremco.ca](mailto:amckay@tremco.ca)

### PAUL WILLIAMSON

National Air Technologies  
Tel: 604-730-9300  
Cell: 604-828-1299

Email: [pwilliamson@natech.ca](mailto:pwilliamson@natech.ca)



**UNITECH**  
CONSTRUCTION MANAGEMENT

## projects with purpose

Unitech is a company with purpose. Through our collaborative approach of working with all project team members as one united front, we build projects that are better for our client, communities, and the environment.



# SPRING LEADERSHIP WORKSHOP 2023

## Celebrating success is one the most important components of leadership outcomes

It is the natural progression of learning from failure

On March 9 and 10, 2023, 26 facilities management leaders throughout British Columbia attended our EFMA spring workshop held in Tsawwassen, B.C. at the Coast Tsawwassen Inn. Appropriately

titled, Dedicated to Your Success, this two-day workshop was full of information and interactive learning sessions. The EFMA workshop Planning Committee worked extremely hard to put this program

together in a short period of time – a huge thanks to all of you for your efforts.

We are very appreciative to the following sponsors for supporting this year's Leadership Workshop. Their ongoing support helps us put together a program that is full, relevant, and necessary for our facility leaders. Many thanks!

**Caliber Sport Systems, Canstar Restoration, Clean Air Services, eBASE Software, Habitat Systems, Introba, National Air Technologies, Quantum Lighting, SMcN Consulting, Swing Time Distributors, Tremco Roofing and Building Maintenance**

President Archie Stogianos opened our workshop and Executive Director Glenn Miller helped facilitate the sessions. The presenters and presentations included:

**Kim Morris, Secretary-Treasurer**

Kim returned to our educational program this year and expanded on the importance of the relationships and expectations that we have and need with our Secretary-Treasurers. Kim's down-to-earth style and honesty really resonated with our attendees. The feedback and takeaways from this session was that we really do feel that we are an in-



tegral part of the learning environment and ultimately the success of learning for our students.

**David McKee, SD#36 (Surrey)  
Energy Management**

As Manager of Energy Management and Sustainability in the largest K-12 school district in British Columbia, David's presentation gave us good insight on some of the challenges he faces in a large school district. He also provided the connection and importance of data management and energy use in order to see the real cost savings in having a comprehensive energy management plan. Thank you, David!

**Roundtable Panel Discussion  
Facilitators: Archie Stogianos,  
Jim McFadden, Glenn Miller**

The always popular roundtable discussions proved once again to be an active and interesting session for our members according to our feedback data. Some of the questions that the members brought forward included VFA training, trades wage issues, staff shortages, contractor delays, and roofing programs. We were pleased that six new EFMA members joined our two-day workshop this year. I'm sure they found a huge amount of value from this workshop and a place where they can go to find and connect with other members and colleagues when they need assistance or advice. Welcome new members!!!

**VFA Update/ Ministry Discussions**

One of our important partners in education is the Ministry of Education and Child Care Capital Management Branch. This year, Nathan



Whipp and Ben Macklin took time from their busy schedules to provide an update and information to our members. Ben also gave an update to the VFA program. The Ministry and EFMA worked closely this year to put on a training session in February in the lower mainland, and our members sincerely appreciate your help on that!

Nathan reiterated his commitment to working closely with our Association in all aspects of Capital Planning and Capital Manage-

ment and provided an overview of the Ministry's upcoming initiatives. Thank you, Nathan and Ben.

**BCPSEA/JIBC**

Raj Dhasi gave a powerful two-part session on one of our most difficult management disciplines - CONFLICT RESOLUTION. Raj's presentation was an extremely interactive program that gave our members a huge range of strategies to manage conflict in their work environment. The feedback

An advertisement for Garaventa Lift. The top part has a blue banner with the text "Creating an Accessible World" in white, followed by "PLATFORM LIFTS | LULA ELEVATORS | PORTABLE LIFTS" in smaller white text. Below the banner is a photograph of a white platform lift and a lula elevator in a modern interior setting. At the bottom, there is a dark blue bar with white text: "Unit 1-11393 Kingston St. Maple Ridge, BC V2X 0Y7", "(800) 565-6636", and "garaventabc.ca". To the right of this bar is the Garaventa Lift logo, which consists of a stylized wheel icon and the text "GARAVENTA LIFT".

from our members on this session said that Raj “ really put us through the paces” which gave them a moment of pause and thought on how they manage and will manage conflict in their workplace. Thank you, Raj.

**Tim Williams, Project Management**

Much thanks again to Tim for taking us through the final session of our two-day workshop. Tim walked us through the processes and challenges involved in project management. The feedback from our members on this session said that “We needed more time.” While Tim and his wife head to Mexico for some R&R, maybe we can talk about more time. Thanks Tim!



**Thank you to:**

- Molly Shipowich for once again working her magic to put this program on your desk.
- The Workshop Committee for their time and input. Thank you, Archie, Chuck, Travis, Harry, and

EFMA Executive for making this happen.

Most of all, thank you to all EFMA members for taking the time and making the effort to attend our Spring Leadership Workshop 2023. We do this for YOU!

*Please don't forget our Annual Conference and Trade Show/Annual General Meeting will be held in Penticton May 29 to June 2, 2023. More details located in this edition.*

See you there! ■



## Performance Floors and Walls



Ervin Parent Co. Ltd. | 800-525-1511
www.ervparent.com | info@ervparent.com




www.delcommunications.com



Del Communications Inc.

Helping your members stay connected is **WHAT WE DO.**

WE OFFER OUTSTANDING PERSONAL SERVICE AND QUALITY IN THE AREAS OF...

- Creative Design
- Advertising sales
- Trade Publications
- Online Directories
- E-newsletters
- Websites

# We've got **Rebates**



## Could a few smart upgrades help support a cleaner B.C.? And your profit margins?

You bet! By upgrading to high-efficiency space and water heating systems, HVAC, commercial kitchen equipment and more, you can save twice. First with a rebate\* and second with your ongoing energy savings. Plus, you'll be reducing your greenhouse gas emissions. Good for business and good for a cleaner tomorrow for B.C.

Start saving at [fortisbc.com/smallbusinessrebates](https://fortisbc.com/smallbusinessrebates).



\*Terms and conditions apply. Details are available on each rebate program page, found via [fortisbc.com/smallbusinessrebates](https://fortisbc.com/smallbusinessrebates). FortisBC may modify or cancel programs at any time. FortisBC Inc. and FortisBC Energy Inc. do business as FortisBC. The companies are indirect, wholly owned subsidiaries of Fortis Inc. FortisBC uses the FortisBC name and logo under license from Fortis Inc. (22-142.11 03/2023)

# Peter Sabo

**Executive Director of Planning & Operations,  
Nanaimo-Ladysmith School District**



A 35-year career working within the school districts involves the ability to adapt, learn, and persevere according to Peter Sabo.

Sabo, Executive Director of Planning & Operations at the Nanaimo-Ladysmith School District, has been with the school districts since the 1990s and humbly recounts his career path. “I started at an entry-level management position and then, ultimately outlasted everybody.”

Longevity is not the only factor in his success as he credits many people and processes that have contributed to the extent of his career. “I’ve worked with so many different

people in different departments throughout the district over the years, and I’ve learned from every single one of them.”

Sabo first joined the Sooke School District in 1987 after studying building technology at BCIT. He was assisting the Director of Facilities (Jim Nathorst, past EFMA president) with various construction assignments when a position for a Technical Assistant to the Director in the Nanaimo-Ladysmith School District became available. Sabo says the posting was brought to his attention by three different people citing it a good fit with his education and experience. “I felt it was a sign that I should apply for it, and it looked like a great opportunity.”

Upon accepting the position, Sabo’s first assignment was to ensure every school in the school district had an operable computer lab at a time when computers were beginning to emerge in schools. During the 1990s, he says he saw the district through a robust capital expansion program, “I had my hand in building over 35 new schools and significant additions/renovations over a 10-year period including new high schools and multiple new

elementary schools.”

He then moved into the day-to-day management of facilities, which came with a larger scope of responsibilities beyond capital construction. From there he moved into a director position, and in 2017 he became the Executive Director of Planning & Operations. “I now have the pleasure and honour of leading the entire Facilities department on behalf of the Secretary-Treasurer,” he says and describes his current position as being of service to those around him. “Quite often I say my time is not my own, meaning that I have to be available for district leaders, department leaders, and learning services, along with my own Department while maintaining availability to deal with emerging issues.”

Sabo says that throughout his career with the school districts he has had to reinvent himself every half decade as each position changed. “My focus changed out of necessity in order to address the issues I have had in front of me,” he says. “I evolved from a technical manager who managed consultants through different positions and into a department leader with nine manag-



ers and over 200 staff delivering on operations, transportation, energy management, capital planning, and capital projects.”

One of the newly formed divisions in his department, Capital Implementation, is working on a Day-care Construction Program with approved projects that will create childcare studios on 10 school sites. Sabo says it was a daunting task to deliver the projects with external forces but with the advice and support of the Secretary-Treasurer, they are now constructing and delivering the projects with internal forces both management and union.

“Somebody once said to me that I get to prove what I know every day, and that stuck in my mind because that’s how these positions feel, and the work of maintaining the K-12 system is quite positive,” he says. “You get to play a part in positively affecting the environment for students, teachers, and parents by ensuring the facilities operate in a healthy and safe manner.”

In his spare time, Sabo and his significant other enjoy travelling and being active outdoors. At Michelle’s urging and through her patience, he took up mountain biking five years ago and they have travelled to various locations in search of good trails. “We have ridden in many places throughout B.C. and the United States, and I can tell you that Vancouver Island has world class riding trails,” he says. “Well, at least from a perspective of an intermediate rider.”

While his longevity within the school district may demonstrate that he has the ability to adapt to

the unexpected challenges of his position, he says that the people and the experience overall has been nothing short of wonderful.

“The district delivers challenges on a daily basis which is part of the allure of working in school district facilities,” he says. “All the people

that I’ve met and the connections I’ve made in the community have been a key factor in the department’s operation success. It hasn’t always been a cakewalk, but the fact that I’ve been here for so long just proves how much I enjoy it.” ■

# THERE'S BOOK-SMART. AND THEN THERE'S ROOF-SMART.

When it comes to your institution, Siplast is the smart choice. Our SBS-modified bitumen roofs and complementary liquid-applied PMMA systems give you unsurpassed dependability and strength. So recruit Siplast for your next roof.

We're in a class by ourselves.



With you every step of the way

[siplast.com](http://siplast.com)



# Jason Decksheimer

Director of Operations,  
Campbell River School District

Transportation, construction planning, and snow days. Switching careers from managing facilities for municipalities and into school facilities management might seem like a lateral exchange, but Jason Decksheimer says it's quite different and it was just what he was looking for.

Decksheimer began his career in the facilities world working for the City of Campbell River in 2007. After working for the City for 16 years, he felt that he was ready to stretch his skills and abilities and take on a new career challenge.

As the new Director of Operations at the Campbell River School District, a role he began in November 2022, he says the two roles in facilities management may run parallel to one another but are quite different than what he had become accustomed to in the municipal government.



“As a Fleet and Facilities Manager for over a decade, I had lots of experience managing a large fleet and equipment portfolio, but that is quite different than running a student transportation system,” he says. “On the facilities side, I was accustomed to dealing with a more diverse building portfolio taking care of recreational facilities, firehalls, police stations, heritage buildings, CRU’s, residential properties, and multi-story office buildings. Whereas the school facilities portfolio is much more consistent. It’s nice to be able to create some across-the-board standards with my new role.”

The Campbell River School District is located on the east coast of central Vancouver Island extending from Sayward to Oyster River and includes Read, Cortes, and Quadra Islands. It provides education programming to approximately 5,600 students across 13 elementary schools, two middle schools, two secondary schools, and an alternate learning centre.

Since joining the School District in December, Decksheimer says the learning curve has been a steep one. “I’m completely relearning a new regulatory model, transportation system, work culture, and there

is a lot to learn around students, teachers, and parents – an entirely new type of audience.”

Assuming full responsibility for the maintenance, transportation, and custodial operations has been a significant undertaking, plus he is also involved with a high-priority project that involves installing childcare centres on seven of the district’s school sites. He was also thrown the additional curve ball that comes when working in daily operations. “In my first week in this position, I had to make the call for two snow days which is a big deal in our district,” he says. “That was my trial by fire in the transportation department.”

It’s been a busy four months for Decksheimer and he says that will continue as he gets up to speed not only on what is happening in the district, but also on the education system as a whole. So far, he says the exchange of information between himself and his colleagues has been reciprocal and welcome.

“There have been many opportunities to bring some best practices from my previous industry, and I’ve had many opportunities to learn new ways of conducting business.” He is eager to share his own expertise

especially in areas such as asset management planning and CPTED (Crime Prevention Through Environmental Design). “I’ve already found that our Secretary-Treasurer has been very open to what I bring in from outside of the education system.”

Decksheimer, a true Islander, grew up in Victoria and moved to Campbell River 16 years ago, where he capitalizes on the outdoor activities known to the area. He spends his time off sport fishing or exploring the Gulf Islands with his family, camping across B.C., and keeping up with his kids’ sports.

Decksheimer recently attended his first EFMA workshop where he had the opportunity to join his colleagues and share some ideas. “I was able to meet with people who are truly focused on the long-range operation and maintenance of school facilities,” he says. “There are so many lessons you can learn just from having a five-minute conversation, the experience and knowledge in the room was fantastic. Having those open contacts, even through some of the email chains, is so valuable. You don’t need to solve every issue on your own.” ■

## A Leaky Roof Lets In More Than Just Rain





## HVAC DESIGN FOR B.C. SCHOOLS

# The future is now

BY ROY COLLVER

The times they have changed. Consider this short list of recently important terms: de-carbonization, electrification, heat dome, polar vortex, airborne pathogen.

In the HVAC world, none of these terms were top-of-mind even 10 years ago, but mechanical consultants have been watching these upcoming trends for many years and have developed proven solutions for their clients in anticipation of major changes afoot. Good mechanical designs today should tick every one of the above boxes, and designers need to be alert for opportunities to do so in a cost-effective way, with energy efficiency a priority.

A meeting of minds between facilities managers and their consultants is now the key to success in finding optimal solutions for both new facilities and retrofits in this changing climate. Facilities managers know what they need, what they want, and what they like, and consultants must have a variety of solutions to fit any situation. A perfect example of this played out nicely in planning the mechanical systems for two new schools in School District 62 to occupy a single mountainside property in West Langford. This was a difficult and unique building site presented to the

HCMA Architecture + Design team. They found that the best solution was also difficult and unique; they had to literally move the mountain!

One side of the mountain had to be sheared off at high level, crushed up into fill, and pushed further down slope to build up the playing fields. This is where imagination, knowledge, and the magic of collaboration becomes a powerful thing. When it was determined that there needed to be many tons of crushed mountain laid down and compacted, the idea of first installing geothermal heat exchange piping turned on the light and rang the bell. The normal approach - digging and trenching playing fields down to an adequate depth for geo-exchange loops to work efficiently - can be prohibitively expensive, but in this unique situation no digging would be required. Fill and compact the fields to a level base layer and finish with super fine rock crush - lay the Geo loops directly on the fine crush bed - cover with more super fine crush, then start building up compacted layer by compacted layer until you reach the finished field grade, averaging eight feet on top of the piping loops. Bonus, all of the crush and coarse fill is produced on-site out of former mountainside rock.



The idea solidified when the design engineers at SMcN Consulting and SD#62, recognized the golden opportunity to provide state-of-the-art, carbon-neutral heating / cooling systems for both schools with zero fossil-fuel burn using clean B.C. Hydro power, geothermal heat pumps, and four-pipe hydronic heating / cooling distribution systems. The SD#62 facilities management team, headed by Director of Facilities

Pete Godau and Manager of Planning and Construction Alex Samousevitch, were open to exploring many options and had the experience, desire, and technical chops to actively contribute to the evolution of any proposal that would add a truly green energy project to their building fleet.

A mandatory design feature needed to meet today's climate goals in any new building is to reduce heating

## TFT: Our Flagship Boiler



# TFTN

## The Next Generation

Introduces our state-of-the-art EZ Setup Wizard, controller with 7" color touchscreen, onboard WiFi so you can troubleshoot from anywhere & anytime, 3 zone pumps/valves and many other features.



[NTIBOILERS.COM](http://NTIBOILERS.COM)



and cooling loads as much as is practicable. This has gained importance in light of recent record heat waves and cold spells – yes, even on Vancouver Island. With LEED Gold as the goal, HCMA delivered well-insulated and air-sealed building envelopes for both schools, allowing the mechanical design team to utilize highly efficient, lower temperature hydronic heating equipment that plays well with any type of heat pump technology. Synchronic with efficient building design came lowered heat gains as well, allowing the heat pumps to efficiently provide chilled water for cooling the interior spaces while recharging the geo-fields with heat during the summer.

Partly as a result of the current COVID pandemic, the critical importance of indoor air filtration combined with stale air exhaust and fresh air supply is finally at the forefront of school HVAC design, which has been

a long-time priority for all SD#62 facilities. This project uses tried-and-true methods to help students stay bright and alert - keeping indoor air fresh and clean while minimizing the spread of airborne pathogens. Sophisticated control technology operates mechanical equipment for generous and fine-tunable ventilation in all spaces, with a sharp focus on the classrooms – all of which have a dedicated unit ventilator with high volume outdoor air capabilities. Ventilation can be scaled up or down based on occupancy and measurable indoor air quality markers such as CO2 concentration. MERV 13 filtration is capable of removing most viral particles and other fine contaminants from equipment airstreams. High volume fresh air flushing is available between occupied periods as required. Point source exhaust deals with contaminant removal in problem areas.

Providing adequate space for mechanical equipment



**BRINGING NEW LIFE TO YOUR FLOORS**

**FLOORING SPECIALTIES**  
SPORTS FLOORING INSTALLATION & SALES  
REFINISHING & MAINTENANCE  
GAME LINES & LOGOS

---

**NATHAN LOVEDAY**  
nathan@lovedaysflooring.ca  
250.308.4540  
[WWW.LOVEDAYSFLOORING.CA](http://WWW.LOVEDAYSFLOORING.CA)



can be a challenge on any project, and housing the amount of equipment needed to provide heating cooling and ventilation for two large schools was problematic. Constructing a central plant between the two school buildings was the obvious solution and as the idea developed, it was decided to have it do double-duty as a teaching aid and make it a room with a view. A large picture window gives passers-by a clear view of all of the mechanical equipment. The fun part was enhancing the fit and finish to make the plant a technical showpiece. A great way to interest students and encourage them to consider STEM disciplines and trades by giving them a window on all of the really cool gear that keeps them comfortable every day.

The technical details are as follows:

- Pexsisen Elementary School – 46,762 ft<sup>2</sup>
- Centre Mountain Lellum Middle School – 73,083 ft<sup>2</sup>
- Total occupancy – 1,400 (1,200 students)
- Peak heating load – 2,298 MBH
- Peak cooling load – 2,788 MBH
- 11 kms of geothermal heat transfer and distribution piping
- 3 x 480 MBH ground source heat pumps
- 2 x 719 MBH electric resistance boilers
- 3 x 12kW electric resistance water heaters
- 70 x hydronic unit ventilators / w total fresh outdoor air capacity of 29,000 CFM
- 4 x large hydronic air handlers / w total fresh outdoor air capacity of 8,000 CFM

It is great to see projects of this scale starting out with a clean slate. Hopefully opportunities like this will present themselves more often as climate change mitigation is taken more seriously. Electrification and de-carbonization will require enhanced heat-pump technology, which is developing rapidly as air-to-air, air-to-water, and water-to-water equipment advances show impressive efficiency gains.

As luck would have it, most of us in the B.C. Coastal and Island school districts as well as those on the lower mainland are in the climactic sweet spot for low temperature heating / modest air conditioning loads. Unfortunately, most building envelopes will still require significant upgrades to reduce loads further. With air conditioning now “a thing”, working in partnership with mechanical consultants and building science

specialists becomes critical for retrofit success.

Most districts have a large inventory of structures that will be very difficult to “green-up” in any serious way. Upgrading mechanical systems is a proven way to reduce carbon footprint and usually gives the most bang for the environmental buck, but this can only get you so far. This requires an entirely new discussion.

How a school district steps-up to the new realities of the short list above when designing for mechanical upgrades in existing facilities brings us to two more terms to add to the list above: deep retrofit and climate resiliency. These are terms we are starting to see and hear more and more, and there are new research initiatives and programs both federally and provincially to encourage and help fund the deep retrofit of existing buildings in order to try and meet increasingly challenging climate goals. Urgent action is needed to reduce our carbon footprint in all sectors of the economy. Make no mistake - the kids are worried, they are watching, and they are getting tired of just listening to good intentions. ■



**Apex**  
Building Sciences Incorporated

**We are Building Envelope Consultants with over 50 years of combined experience in the Building Envelope field of construction.**

Apex Building Sciences Inc. (APEX) is an engineering /consulting firm specialized in the total building envelope. Envelopes include walls, roofs, windows, doors, decks/balconies, plaza decks with landscaping.

**Services for Existing Buildings we offer include:**

- Building Envelope Assessment Reviews for repairs/remediation/warranties
- Second Opinion Assessment/Peer Review
- Budgets for repairs/remediation

**Design services for repairs/remediation including options for:**

- procurement/tender
- obtain permits
- create contracts
- field reviews
- contract administration

Our services are engaged by a diverse range of clients across British Columbia and Alberta for single family dwellings, Strata townhouse/condo complexes, commercial buildings/residential buildings.

301D-30721 Simpson Rd. Abbotsford, BC, V2T 6Y7  
Office: 604-575-8220 info@apexbe.com www.apexbuildingsciences.com



## Why campus communication means more than alerts

We're living in a time in which posting updates and sharing news on social media instantly is the norm. The immediate gratification of seeing simple messages that convey information that may impact views and actions can be applied to the needs of a school. Campus com-

munication that can clearly, quickly, and reliably share alerts and information is essential for the overall safety and sense of well-being that staff and students need. With nearly all schools implementing technology - whether on a large or small scale - all need to know what can affect them.

Schools generally have some type of campus audio alert system that can include bells, intercom, and paging capabilities. And while interactive displays have become the norm in the classroom so teachers can effectively engage with their students, those displays are usually siloed to only convey information within the classroom itself. A more complete campus communication

system can take advantage of the audio support for paging and alerts and at the same time use the classroom displays to convey important messaging school wide. Effective communication ensures important messages are heard and seen in a timely manner.

A complete campus communication solution includes:

- An audio system that can be integrated with other systems, as needed, for automated synchronization with bells and alarms.
- High-quality interactive displays so staff and students can view any message or update clearly from anywhere on campus.
- An alerting system that teachers can activate from their class-



rooms, as needed.

- IP-based control and management that allows administrators to schedule announcements and routine information, as well as share alerts and updates easily and quickly from a centralized location.

We are living in a time when technology has become THE way to communicate. People from every walk of life and all ages are tuned in to current happenings and events with a simple tap to their device screens. In the environment, digital displays are common in shopping centers, office lobbies, clinic waiting rooms, and more. When people know what's going on, they are less likely to feel anxious about what to expect next. It just makes sense, then, for districts and schools to implement campus communication systems to convey this same sense of ease and calm.

The Attention! campus communication solution from FrontRow by Boxlight combines the FrontRow Conductor™ campus-wide bells, paging, intercom, and emergency communication platform with Box-



light's CleverLive cloud management platform and the Boxlight MimioPro 4 interactive displays for a fully integrated audio-visual messaging and alerting system. This comprehensive communication solution offers messaging capabilities that those on any campus are already accustomed to - short, simple, and quick updates with images or video.

FrontRow's Conductor platform

is a fully customizable system that allows administrators to control or communicate information campus-wide. This can be done via zones, as pre-recorded messages, and scheduled to run when needed. To amplify clear sound quality in the classroom, the Action! teacher mic is optimized so that softer sounds (soft consonants, resounding vowel sounds) can clearly be heard from anywhere. The Action! mic

Turn any display into a video message board with **Attention!** technology.

Sync critical audio and visual communications with the push of a button. Reinforce campus communications with maps, photos, and more to expedite critical information when safety is a priority.



Visit FrontRow booth #28 at EFMA 2023



has programmable buttons that can quickly alert the main office for an emergency event or situation that calls for a fast response.

CleverLive cloud content management platform is included as standard on the MimioPro 4 and turns a classroom tool into effective communication for school-wide messaging. With CleverLive, users can access, control, and manage content from anywhere. In just a few steps, messages, updates, and alerts can be broadcast to all displays. Attention! saves admin-

istrators time and energy, especially when information needs to be disseminated quickly and accurately. For example, in the case of an inclement weather update, audio alerts will be triggered, and administrators can broadcast pre-made messages to all displays. The likelihood that all on campus receive important information when needed is increased.

Ensuring that only authorized users can create, schedule, and share messages and alerts helps decrease the likelihood of misinfor-

mation spreading which can cause panic and stress. This is especially important when emergency alerts are broadcast. School communication is also a valuable means of making students feel welcome and part of a community in their school. When administrators can share weekly announcements, daily messages of affirmation, or recognize achievements by students, teachers, or classrooms, it brings a stronger sense of connection to the school.

The MimioPro 4 interactive displays are multi-purpose touchscreens that can be used in any space on a campus. Generally installed in classrooms, these interactive displays help teachers create more dynamic learning experiences where students can actively engage and contribute to lessons and activities. For students with learning disabilities, having the ability to interact with a screen at the front of the class and even at their desks (via CleverShare screen mirroring software), helps to keep all students focused and motivated on learning. When students can access the instruction – sight, sound, touch – their retention and comprehension also improve.

Extend the CleverLive messaging to high-traffic areas such as hallways, offices, and entrances on existing displays, or with Mimio Digital Signage solutions to ensure all on campus receives important information when needed.

Find out more about how you can create a truly engaging classroom that seamlessly integrates the school-wide communication needs by visiting [www.boxlight.com](http://www.boxlight.com). ■

**AIRPLUS**  
Industrial  
[www.airplusindustrial.ca](http://www.airplusindustrial.ca)

**SAME GREAT STAFF, SAME GREAT SERVICE FOR OVER 30 YEARS.**

- Donaldson Torit Dust Collector Systems Sales
- NR Murphy Dust Collector Systems Sales
- Aftermarket Parts Sales for All Brands
- Engineering & Design Assistance

**1.866.291.6855 | [sales@airplusindustrial.ca](mailto:sales@airplusindustrial.ca)**

# dyson airblade 9kJ

The fastest most energy efficient  
HEPA-filtered hand dryer<sup>1</sup>



**Low energy**

Costs just \$19 a year to run in Eco mode<sup>2</sup>

**Hygienic**

HEPA filter captures 99.7% of particles<sup>3</sup>,  
including bacteria and viruses

**Fast**

10-second dry time (in Max mode)

**Quiet**

Our quietest<sup>4</sup> Dyson Airblade™ hand dryer yet

Reduce costs.  
Reduce carbon.  
Reduce waste.<sup>5</sup>



1. Dry time and energy consumption calculated for Max mode. Dry time was determined using Dyson test method 769 based on NSF P335 to a measurement of 0.1 g residual moisture. 2. Average electricity price \$ 0.1/kWh as of May 2019. For calculations visit [www.dysoncanada.ca/en/calcs](http://www.dysoncanada.ca/en/calcs) 3. HEPA filter tested to IEST-RP-CC001.6, by an independent testing laboratory, under prescribed test conditions. 4. Average loudness (measured in sones) compared to Dyson Airblade™ hand dryers. 5. Vs paper towel industry average, based on product use over 5 years and weighted averages of individual countries of use. Dry times for Dyson product evaluated in Eco mode to 0.1 g remaining moisture. Average electricity price \$0.1/kWh as of April 2021. Assumes 200 washroom uses per day.

# **ASI GROUP - WHERE INNOVATION, SPEED, AND RELIABILITY CREATE PEACE OF MIND**



What makes ASI Group so unique? Only ASI Group designs, engineers, and manufactures fully-integrated solutions - all of our products work together seamlessly. We offer the greatest experience in the industry with the largest product breadth, delivered when and where you need them.

For more information go to our website [www.asigroup.us](http://www.asigroup.us).

**ASI** Group  
Integrated Building Products

# THE WORLD'S LEADING MANUFACTURER OF WASHROOM ACCESSORIES, PARTITIONS, LOCKERS, & VISUAL DISPLAY PRODUCTS

A well-designed bathroom and locker room can be the deciding factor in elevating a building from good to great and the ASI Group has the most innovative collections across the board to assist you in reaching your goals.



Shipped In  
**48**  
HOURS

ASI offers a broad array of surface options, including Porcelain, Glass, Cork, Fabric Tac®, Vinly Tac, and Forbo® that can be framed in a variety of trim systems and configurations. In addition, we manufacture the highest quality mobile units, directories, display cases, and coat racks. Shipping faster than ever, we offer a 48 hour shipping on select products.



**ASI** Visual Display  
Products



**2023 CONFERENCE PROGRAM  
PENTICTON TRADE & CONVENTION CENTRE  
May 29<sup>th</sup> – June 2<sup>nd</sup>, 2023**

***“Honoring the Past, Treasuring the Present, Shaping the Future“***

**MONDAY, MAY 29**

***Pre-Registration is Required for Professional Sessions***

**Professional Development A:**

8:00am – 4:00pm    **Attendance Management**  
Ingrid Otto, Partner and Daniel Health, Associate, Harris & Co

Managing attendance and the accommodation of employees with disabilities is one of the most challenging aspects of a manager’s role. Through presentation format and case studies, participants in this session will learn: (i) the basics of attendance management; (ii) the components of an effective attendance management policy including the use of medical certificate questionnaires; (iii) the differences between contractual (collective agreement) and statutory (Employment Standards Act) sick leave and how they intersect; and (iv) the extent of an employer’s duty to accommodate and duty to inquire under human rights law.

## TUESDAY, MAY 30

### Professional Development A:

8:00am – 12:00pm **Attendance Management continued**

Room 5

### Professional Development B:

8:00am – 4:00pm **Psychological Health and Safety Certificate Program**

Room 6/7

Victoria Grainger, MBA, BPE, CPHR, PTS, HWL, Wellness Works Canada

Join us in a one-day interactive and practical training program for formal and informal leaders to learn how to strategically build a healthy, high-performing work culture. This session will lead you through a systems perspective on how to embed psychological health, safety and well-being into your health and safety management system or other existing mechanisms. Come prepared to build an actionable plan for your portfolio, immediate team and yourself to build a workplace that thrives. In this session participants will:

- Learn the connection between well-being, psychological health and safety and overall performance
- Learn how to build a culture of physical and psychological safety, well-being, and performance (in alignment with the Psychological Health and Safety Standards)
- Create an actionable plan to support the health, safety and well-being of your portfolio, your immediate team and yourself
- Get access to loads of resources and tools

1:00pm – 5:00pm EFMA 25<sup>th</sup> Annual 9 Hole Golf Tournament

*Penticton Golf & Country Club*

Sponsored by: **National Air Technologies**  
**Tremco Roofing and Building Maintenance**

3:00pm – 7:00pm Registration – Members and Exhibitors

*South Lobby*

Partners Program Registration

Sponsored by: **Rocky Point Engineering**

5:00pm – 7:00pm Exhibitors Set-Up

*Ballroom II/Salon A*

7:00pm – 10:00pm Presidents Reception

*North Lobby*

Sponsored by: **Caliber Sport Systems Inc.**

10:00pm – 12:00am Hospitality Suite – Everyone Welcome

*Ramada Inn & Suites*

## WEDNESDAY, MAY 31

7:30am – 9:00am	Registration – Members and Exhibitors Partners Program Registration Sponsored by: <b>Rocky Point Engineering</b>	South Lobby
8:00am – 9:30am	SSABC Meet and Greet	
8:30am – 9:00am	New Member Orientation	
9:00am – 9:30am	Zone Meetings – Continental breakfast	
9:00am – 9:30am	Exhibitor Training – Conference Overview	Ballroom II/Salon A
9:30am – 10:00am	Zone Chair and Executive Meeting	Boardroom
9:30am – 11:30am	Visit Exhibitors Booths - Coffee Sponsored by: <b>First Onsite Property Restoration</b>	Ballroom II/Salon A
11:30am – 1:30pm	Opening Ceremonies Delegates, Exhibitors and Partners Luncheon Keynote Speaker: Eric Samuels Sponsored by: <b>Quantum Lighting</b>	Salon B/C
1:30pm – 3:00pm	Visit Exhibitors Booths - Coffee Sponsored by: <b>Canstar Restorations</b>	Ballroom II/Salon A
3:00pm – 4:15pm	<ol style="list-style-type: none"><li><b>Building Envelope</b> Speaker, Burt Carver, Apex  The program will discuss considerations for addressing drainage concerns and drainage modifications while looking at a re-roof of both sloped and flat roof areas. Additionally, it will discuss code requirements for overflow assemblies and considering climate change and resiliency in drainage designs.</li><li><b>Low Carbon Transportation – Electric &amp; Renewable Natural Gas Vehicles</b> Speakers: Harold Schock, SD#23 Central Okanagan Della Bond, Renewable &amp; Low Carbon Transportation, FortisBC  Renewable and Low Carbon Fuel Requirements Regulation Amendment – update Managing Electric White Vehicle Fleet and optimize your Battery Electric Bus Fleet. Data that supports the use of Compressed Renewable Natural Gas School Busing. (RNG)</li><li><b>5 Trends in Cleaning</b> Speakers: Darren White, Troy Beaver, Tim Clifford, Wood Wyant  A step ahead, or a step behind? The importance of a well thought-out and executed cleaning and maintenance programs has never been more important. These are the trends in 2023 that must be considered – innovations that leave you less tired at the end of the day.</li><li><b>Disability Management</b> Learn about Disability Management best practices for Supervisors. What Supervisors need to know.</li></ol>	
6:30pm – 9:00pm	Exhibitors Hosted Evening Costume: <b>Toga Party (Greek Mythology)</b>	Ballroom II/Salon A
9:00pm – 12:00am	Hospitality Suite – Everyone Welcome	Ramada Inn & Suites

## THURSDAY, JUNE 1

7:00am – 8:00am	Buffet Breakfast - Everyone Welcome Sponsored by: <b>FortisBC</b>	<i>Salon B/C</i>
8:00am – 10:00am	EFMA Annual General Meeting and Elections	<i>Salon B/C</i>
8:00am – 10:00am	SSABC Round Table	
9:30am – 10:00am	Exhibitors Meeting - Appointing New Exhibitor Representative	<i>Ballroom II/Salon A</i>
10:00am – 1:00pm	Visit Exhibitors Booths / Hosted Luncheon Sponsored by: <b>SMcN Consulting</b>	<i>Ballroom II/Salon A</i>
1:00pm – 3:00pm	<p>5. <b>Ministry – VFA update</b> Speaker: Nathan Wipp, Planning Officer, Capital Management Branch, Ministry of Education</p> <p>6. <b>Playfields - Developing a Plan, Innovation through Organization</b> Speaker: Trevor Smith, IGM Services</p> <p>The program will focus on developing a strategy to organize, prioritize and maximize the way sports field and passive turf areas are maintained within the school district system. Define areas of responsibility and surface area dimensions; Determine priority area levels; Discussions; Develop strategy to optimize outcomes through organization.</p> <p>7. <b>Radon Requirements for School Settings</b> Speakers: Dr. Silvina Mema, IH Medical Health Officer Greg Baytalan IH Specialist Environmental Health Officer Melissa McGarry, Health and Safety Manager SD73 Kamloops Chantal Wilson, P. Eng., Falcon Engineering Ltd.</p> <p>This presentation will provide an overview of the Interior Health led Radon Testing at Schools pilot project across the Interior Health Region. The aim is to assess radon levels at schools, support mitigation strategies for reduced exposure and less lung cancer, and raise radon awareness among school district management, staff, parents and students. Presenters will provide an overview about the physics and health effects of radon and its decay products, radon entry factors, sampling, and mitigation strategies.</p> <p>8. <b>Risk Assessment &amp; Controls: Principles &amp; Operational Practice</b> Speaker: Bruce Jackson, Advocate Workplace Safety Services</p> <p>This session will provide the participants with the practical skills necessary to assess risks and select the controls required to minimize the risk of injury to workers.</p>	<i>Salon C</i>
3:15pm – 5:00pm	<p>9. <b>Energy Manager Round Table</b> Speaker: Aaron Garrecht, BC Hydro &amp; Vladimir Kostka, FortisBC</p> <p>The presentation will focus on current commercial electrification and energy conservation programs, and the financial considerations of each strategy.</p> <p>10. <b>Maintenance Round Table</b></p> <p>11. <b>Custodial Round Table</b></p> <p>12. <b>Disability Management Operational Assessment</b> “How is your DM program working?”</p>	
6:00pm – 12:00am	Reception, Dinner, and Social Sponsored by: <b>Falcon Engineering Ltd.</b>	<i>Penticton Trade and Convention Centre</i>

## FRIDAY, JUNE 2

9:00am – 10:30am

### 13. **Understanding BC Fire Code in Schools**

Speaker: Jack Blair – Fire Service Advisor Central Office of the Fire Commissioner & Capt. Ken Barbour of the Penticton FD Fire Prevention Division

This presentation will go through common code violations in schools, understanding assemblies seating and layout, emergency exits, doors, fire exits, fire separations, and means of egress. Through the presentation frequently asked questions will be answered such as understanding 20% combustible materials on walls, fire pre planning requirements. During this presentation urban vs rural fire departments, regulations and requirements will also be discussed. Join us to understand and learn about the BC Fire Code and how it relates to schools.

9:00am – 12:00pm

### 14. a) **BCPSEA**

*Salon C*

b) **Ministry Update**

c) **Shared Services**



**2023 CONFERENCE PROGRAM**  
**PENTICTON TRADE & CONVENTION CENTRE**  
**May 30 - June 2, 2023**  
**PARTNERS PROGRAM**

**Tuesday, May 30**

1:00pm – 5:00pm	EFMA 25 <sup>th</sup> Annual 9 Hole Golf Tournament	Penticton Golf & Country Club
3:00pm – 7:00pm	Registration	South Lobby
7:00pm – 10:00pm	Presidents Reception	North Lobby
10:00pm – 12:00am	Hospitality Suite – Everyone Welcome	

**Wednesday, May 31**

7:30am – 9:00am	Registration	South Lobby
9:00am – 10:00am	Meet & Greet Breakfast	Expo Lounge
9:30am – 11:30am	<b>Ink, Alcohol, Fire Tile Painting Workshop</b>	Expo Lounge
11:30am – 1:30pm	<b>Opening Ceremonies</b> Delegates, Exhibitors and Partners Luncheon <i>Keynote Speaker: Eric Samuels</i>	Salon B/C
1:30pm – 3:30pm	<b>Session – More to Come</b>	
6:30pm – 9:00pm	Exhibitors Hosted Evening Costume: <b>“Toga Party (Greek Mythology)”</b>	Ballroom II/Salon A
9:00pm – 12:00am	Hospitality Suite – Everyone Welcome	

**Thursday, June 1**

9:30am – 11:00am **Communicate & Manage like a Mind Reader**  
 Keynote speaker /Performer: **Eric Samuels**

How to connect and inspire trust in a short-attention span world.  
 Our attention span and attention to detail have shrunk so significantly that there’s a high probability you didn’t notice the mistake in this sentence. In this attention-grabbing presentation participants will engage in fun and innovative demonstrations to cut through the clutter and connect with customers and team members!

Participants will acquire the knowledge and skills to:

- Craft messages that are read/heard and acted upon.
- Learn how to read body language (non-verbal communication).
- Run collaborative team meetings that people look forward to attending and deliver results.
- Develop the skills to recruit and retain the best people in a challenging talent market.
- Acquire the *Superpower* of great leaders – *Active Listening*.
- Master a technique to remember people’s names and faces, forever.

11:00am – 4:00pm Hop on the bus and enjoy a delicious lunch at a surprise destination. The adventure continues as you tour some of the amazing wineries in the beautiful Okanagan Valley

6:00pm – 12:00am Reception, Dinner and Social Penticton Trade & Convention Centre



## EFMA 2023 Conference Registration Form

First Name: \_\_\_\_\_ Surname: \_\_\_\_\_

Organization: \_\_\_\_\_

Position/Title: \_\_\_\_\_

Address: \_\_\_\_\_

Tel: \_\_\_\_\_ Email: \_\_\_\_\_

Cheques, Visa, MasterCard or AMEX are accepted, via web site <https://efmabc.com/events/>  
Forward form with payment.

Educational Facility Managers Association of BC (EFMA)  
PO Box 19032, 1153 – 56th Street, Delta, BC V4L 2P8 email [society@telus.net](mailto:society@telus.net)

Name on the card: \_\_\_\_\_

Credit Card # \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ Exp Date \_\_\_\_ / \_\_\_\_ Code \_\_\_\_\_

### Conference Fees

Active Members Full Conference Package (includes banquet)	\$550	_____
Non-Members Full Conference Package (includes banquet)	\$675	_____
Members One Day Pass (does <b>not</b> include banquet) Wed ____ Thurs ____ Fri ____	\$275	_____
Non-Members One Day Pass (does <b>not</b> include banquet) Wed ____ Thurs ____ Fri ____	\$400	_____
ProD "A" Monday, May 29 & Tuesday, May 30 <i>Members &amp; Non-Members</i>	\$450	_____
ProD "B" Tuesday, May 30 <i>Members &amp; Non-Members</i>	\$275	_____
Partners Program (includes banquet)	\$150	_____
<b>Additional</b> Banquet Dinner ticket only	\$ 75	_____
Golf Tournament (handicap _____)	\$ 75	_____
	<b>GST 5%</b>	_____
<b>Please indicate your selection of sessions and social events:</b>	Total	\$ _____

**Tuesday – May 30**  
President's Reception

**Thursday – June 1**  
Buffet Breakfast

**Friday – June 2**  
Session 13

**Wednesday – May 31**  
Continental Breakfast

Hosted Luncheon

Session 14

Luncheon   
Exhibitors Hosted Evening   
Session 1   
Session 2   
Session 3   
Session 4

Session 5   
Session 6   
Session 7   
Session 8   
Session 9   
Session 10   
Session 11   
Session 12

**Please inform us of any dietary needs:**

Reception, Dinner & Social

**Cancellation Policy:** Cancellation of registration must be received before May 13, 2023, for registration fees to be refunded. A processing fee of \$50.00 will be charged on all refunds.



# 2023 CONFERENCE EXHIBITORS

A&G Supply Ltd.  
Abatement Technologies  
Ainsworth Inc.  
Airplus Industrial Corp.  
Allmar Inc.  
Alpha-Vico  
Apex Building Sciences Inc.  
Apollo Sheet Metal Ltd.  
Applied Roof Science Inc.  
Barclay Sales Ltd.  
BC Hydro  
BG Distribution  
Bunzl Cleaning & Hygiene  
Caliber Sport Systems  
Camfil Canada Inc.  
Canstar Restorations  
Caster Town  
CDm2 Lightworks  
Centaur Products  
Centura  
CIMS Data Solutions Ltd.  
Clean Air Services  
Cleanway Supply Inc.  
DG MacLachlan Ltd.  
Dobbin Sales Ltd.  
Dyson Canada  
E.B. Horsman & Son  
eBASE Software  
Electric Avenue  
Energy Network Services  
Equipco Ltd  
Erv Parent Co. Ltd.  
Falcon Engineering Ltd.  
Filtration Group IAQ  
Fink Machine Inc.  
First Onsite Property Restoration

Forbo Flooring Systems  
FortisBC  
Front Row by Boxlight  
Garaventa Lift BC  
Garland Canada Inc.  
Green Roots Play Equipment Inc.  
Greenlight Canada Enterprise Ltd.  
Habitat Systems Inc.  
HME Home Health  
HVAC Systems and Solutions Ltd.  
Hy-Line Sales  
IBC Technologies Inc.  
ICS Clean Supplies Ltd.  
IDN  
Interface  
Inter-lite Sales  
Introba  
Island Cleaning Supplies  
Johnson Barrow BC  
Karcher Canada Inc.  
Kickstart Technologies Ltd.  
KMBR Architects Planners Inc.  
Leaf Environmental Products  
Legrand  
Loveday's Flooring Ltd.  
Lutron  
MAKE Projects  
McCrann Cyrus Mfg Canada  
Merlin Instrumentation  
Milliken & Company  
Mondo Contract Flooring  
National Air Technologies  
Nilfisk Canada  
NTI Boilers Inc.  
Orion Security Systems Ltd.  
Pinchin Ltd.

Pro Active Hazmat & Environmental  
Quantum Lighting, Inc.  
RAB Design  
RCABC  
Rockfon  
Rocky Point Engineering Ltd.  
Roth IAMS  
Royal Stewart Ltd.  
S.C. Restorations Ltd.  
Schoolhouse Products Inc.  
Siplast  
SMcN Consulting Inc.  
Specialty Surfaces  
Stagefab Custom Manufacturing Inc.  
Super Save Goup of Companies  
Swing Time Distributors Ltd.  
Swish  
Sybertech Waste Reduction Ltd.  
TaLedi Distribution  
Talius  
TELUS Corporation  
Tormax Canada Inc.  
Trane Canada  
Tremco Roofing and Building Maintenance  
Unitech Construction Management Ltd.  
Victaulic  
Viessmann Mfg Inc.  
Vipco Industries Ltd.  
Watertiger  
West Sun Communication Ltd.  
Western Noise Control  
Westpoint Sales  
Winmar (Canada) International, Ltd.  
Wood Wyant Inc.



## Your specialized experts in sport floors and gym equipment

For over a decade, Caliber Sport Systems (Caliber Sport) has collaborated with some of the sport surface industry's most experienced installers and manufacturers

while assisting recreational and educational facilities across Canada with installing outstanding athletic flooring and gymnasium equipment.

The past few years have been challenging for many businesses throughout the Canadian service industry. Ongoing logistic and manufacturing delays, coupled with rising material and equipment costs have made it difficult for companies to prosper.

"We are always adapting and looking for alternative ways to provide the best possible value and service level without sacrificing the quality of our products or workmanship," says Devan Wray, President of Caliber Sport.

Caliber Sport has continued to forge its own path within the industry and has focused on strengthening its brand by maintaining the highest level of service and continuing to partner with some of the



**“We are always adapting and looking for alternative ways to provide the best possible value and service level without sacrificing the quality of our products or workmanship.”**

most trusted names in the sport contracting business.

Action Floor Systems has long been synonymous with performance and environmental stewardship within the hardwood sport flooring space. Advanced Polymer Technologies has been providing Caliber Sport with its Dynapoint Poured Polyurethane Flooring systems since day one, offering industry leading value, performance, and warranty. The newest addition to the Caliber product line is the VSport cushioned vinyl product line by Funktion Surfaces. VSport is designed for the North American sport market and is tested to the most stringent performance and safety standards. With a 15-year warranty, VSport offers outstanding value and security for your sport or multipurpose space.

Across Canada, Caliber partners with some of the industry’s best equipment and seating suppliers in Jaypro Sports and Lolimpin Gym Equipment, as well as Royal Stewart and Sheridan Seating.

Caliber Sport’s installations team includes factory-trained flooring and gymnasium sporting equipment specialists who are well-versed in all the products and equipment they install. Caliber Sport also offers a variety of maintenance services, such as deep sanding, re-finishing, and maintenance. Caliber Sport can also repair, clean, refinish, and paint game lines with custom logos on existing sports floors.

With a presence in British Columbia, Alberta, Saskatchewan, Manitoba, Ontario, and the Atlantic region, Caliber Sport is one of

the only national sport flooring and equipment contractors.

If you have a new project or an existing project you have been delaying, contact Caliber Sport Systems for professional advice on your sports floors and gymnasium equipment needs. For more information, visit [www.calibersport.com](http://www.calibersport.com) or call 855-718-9787. ■



**GET A QUOTE**  
855.718.9787

**Your Vision. Our Expertise.**

Specializing in the supply and installation of sport and multi-purpose flooring, equipment, and floor refinishing and maintenance services.






SPORT FLOORS

One of Canada's largest selection of Maple, PVC, Polyurethane & Rubber Sport & Multi-purpose flooring systems

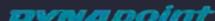
GYM EQUIPMENT

From bleachers & backstops to divider curtains & nets, we carry a full range of products to accessorize your facility

REFINISHING

Services to maintain & revitalize your floors, including recoats, repours, logo & game line painting & complete refinishes






**GET IN TOUCH** | [info@calibersport.com](mailto:info@calibersport.com) | [calibersport.com](http://calibersport.com) |   

# PROTECTING YOUR ASSETS

BY CHUCK MORRIS

This was published in spring of 2012 I believe, but it may be a good reminder today. With the younger workers coming in to the workforce today, many seem to treat what they encounter rather timidly. I have had conversations with many around the province about the new, younger hires. Some of the employers and school district directors and managers I spoke with discovered at times that an individual may quit instead of facing their employer over something they think is stressful.

We have talked about this within the executive and the many new members over the past two years to join EFMA. Questions arise on how to ensure they stick around? Don't dismiss this as many of the younger and, at times, very well-trained people (engineers and trades people) being hired require your attention. Read on folks. Protect your people and remember the newer workforce coming on board are much different than when we first went to work. They are still an asset but perhaps one that requires a refocusing on our part.

We all protect our assets to a varying degree, some better than others. BUT, are we protecting all of them? What comes to mind first when reading the title of this article? Did you immediately think about your family, your home, your investments, and your vehicle? Sure, these are all things that had better be protected but there is something else.

The resources we use in our day-to-day life at work! Think about it; everything you use is an asset in some form. What is the most valuable asset you have while at work? Is it your computer, linked to everything under the sun; something that you would be completely lost without? Is it the iPad you cart around like another appendage? How about your staff? I daresay one of the most important assets you have at work are those working with you, working for you, and reporting to you.

Never under estimate the value of these people. Without people in place tasked with different functions

on a daily basis you have nothing. What happens when one of your staff is dissatisfied or is enticed away because of a great offer or opportunity for advancement? If that person is one of your shining stars you end up losing, you could lose in more ways than one if that person is a key player and difficult to replace. What should you do? Protect your assets!

Often times we do not have a lot of leeway when it comes to wages, especially when in the public sector. Sure, there are some ways that salary can be raised if you are dealing with an exempt staff position. However, if the person you are trying to assist is bound by union contract, your hands are pretty much tied; not always, but certainly for the most part. How then do we ensure we recognize what we have in that person, in that group of individuals, in all your staff? Although money is part of it, there are other things that can be done to enhance the workplace.

Encourage commitment. Share information so all staff associated with a specific project is part of the planning process and form part of the team that will meet on a regular basis. Get their buy-in but be sincere about it so it is not just window dressing. Walk the talk. Create a workplace that means more to them than just a place to show up in the morning and repeat the same mundane tasks they have been doing for the past 15 years. Create an atmosphere of trust, one of appreciation and accomplishment. Everyone wants to be part of something and if you have people with talent that can become part of whatever it is that is happening, encourage participation with positive actions.

Will this work with everyone? Probably not, as with many large organizations there are a number of staff who are the perpetual naysayers. Some of those will be converted through osmosis, by seeing what is happening with their friends and some will never change.

All of these people are YOUR assets. Protect them. ■

Falcon Engineering is a leader in green, energy efficient building systems with more than 30 years of electrical, mechanical and energy engineering service to the Western Canadian market. We offer:

- Long-term solutions
- Resourcefulness
- Ongoing lifecycle support

Our team is dedicated to making your next project as efficient and practical as possible by fully committing ourselves to the unique, complex needs of our clients.

**Contact us today to discuss your project.**



250.762.9993

info@falcon.ca

falcon.ca

210-1715 Dickson Ave  
Kelowna, BC V1Y 9G6



## Goodbye Graffiti™

- Graffiti removal and abatement programs
  - Free hate and racial graffiti removal
  - Safe needle extraction and disposal
  - Glass restoration • Graff Wrap
    - Anti-graffiti coatings
  - Ever-Clean Program • Sentinel Program

**1.877.684.4747**

[www.goodbyegrffiti.com](http://www.goodbyegrffiti.com)

[customercarecentre@goodbyegrffiti.com](mailto:customercarecentre@goodbyegrffiti.com)

@GoodbyeGraffiti @GoodbyeGraffitiInc

@GoodbyeGraffitiInc

**FREE ESTIMATES**

# Maintain your facilities with ease using modular materials

Facilities managers across Canada are benefiting from the fast construction and simple repairs that are possible with prefinished products. These products are also built to withstand heavy use and will last for many years to come.

Builders and maintenance leaders are increasingly turning to prefinished products as an alternative to traditional construction materials. This is because modular products are easier to install, easier to repair, and more durable than traditional materials. It is especially true in high-traffic, high-use facilities like schools and universities, where efficiencies in time and budget are critical factors during construction as well as maintenance.

Prefabricated materials can create drastic improvements in the construction process, but one of the most common questions asked is, “But how am I going to repair it?”. At Vipco Industries, one of Western Canada’s leaders in modular building materials manufacturing, this is a question often asked by new customers - and one they are always looking for new ways to address with regular product innovation.

“Our work doesn’t stop when construction does. We work with a lot of building and maintenance managers. They’re the key to a building’s long-term integrity.” says Shane Williams, President at Vipco Industries. “We wanted to build a line of products that make it easy not just to install, but to maintain. All of our products are designed for durability, but we also have specific solutions that ensure our products don’t need many repairs - and if they do, those repairs are simple, easy fixes.”

One of those solutions in the new line of Vipco Peel & Stick Solutions, including the MiracleVip Peel & Stick

patches for vinyl-covered drywall as well as the Vipstick Fastener Covers designed for exposed fasteners and small hole repairs. Both products are available in any of the available Vipco colours, making it easy to ensure consistency with existing elements in the space.

MiracleVip Peel & Stick vinyl rolls are designed for:

- Repairing vinyl-covered walls quick and easy;
- Lowering the cost of repairs with seamless patches, rather than replacing whole drywall sheets;
- Easier transportation and less hassle to move around bulky full drywall sheets;
- Intuitive use by your existing team, so no outside or specialized contractors are required;
- Simple, low-impact storage taking up less space than drywall sheets;
- Speedy work, so that vinyl-covered drywall repairs can be completed in under an hour;
- Design flexibility, with rolls available in all Vipco vinyl colours.

VipStick Fastener Covers are small, rounded peel & stick caps that are perfect for covering up any exposed fasteners or small damages to walls. Made to exactly match all Vipco’s vinyl colours, they are easily applied to vinyl-covered walls and ceilings.

As with all Vipco products, these repair solutions are covered by the unique Vipco Bold Guarantee, which means Vipco guarantees their product for the lifetime of yours. Vipco’s product quality and customer service will help make it easier for you to maintain your facilities with products you can trust.

Learn more about Vipco’s complete product line at [vipco.ca](http://vipco.ca) or contact [Colleen@vipco.ca](mailto:Colleen@vipco.ca). ■

**MiracleVip Peel & Stick Repairs Drywall Fast. Check out how simple repairs can be on our YouTube channel.**



# PRE-FINISHED BUILDING MATERIALS BUILT TO SAVE YOU TIME & MONEY



## VINYL PANELS AND TRIMS DESIGNED FOR DURABILITY



### VIPCO MODULAR BUILDING MATERIALS FEATURE

- ✓ Easy-cleaning, durable finish
- ✓ Quicks and simple repairs
- ✓ Color options to suit your space

Ask for Vipco products on your next construction or renovation projects or work with us directly for vinyl-covered panels, trims, and repair material.



### Product Quality You Can Trust In Your Build

All of our products are backed by our Vipco Bold Guarantee. We stand by our products so you can build with confidence.

### LET'S WORK TOGETHER!

Contact us directly for more information:

403-279-7501 // [info@vipco.ca](mailto:info@vipco.ca)

[www.vipco.ca](http://www.vipco.ca)



*Inset: EvacChairs provide further safety for both the user and the caregiver during evacuations.*

*Stairs are only one of the challenges students can face when utilizing their mobility equipment.*

# Making schools accessible

**KATHY FISHER B.SC. (OT), CLINICAL EDUCATOR, REHAB TECHNOLOGY CONSULTANT, HME HOME HEALTH  
ADDITIONAL CONTRIBUTIONS FROM MORGAN LOUDEN B.KIN, PRESIDENT, CAN-DAN REHATEC LTD.**



*Planning for accessible spaces requires equipment for diverse needs including grab bars, ceiling lifts, PT rails, and change tables.*

As we strive for inclusivity and accessibility in Canada, it is important that we ensure that all children have access to schools. Not only is this a place for education, but it provides opportunities for a child's psychosocial skill development essential for building confidence and independence. Each child, regardless of their abilities, has a right to be treated with respect and dignity. Additional support may be necessary to assist students with access, caregiving, and learning challenges.

Creating accessibility awareness is the first step in ensuring that

students with mobility and behavioural challenges can function in the school environment. How do students enter the building? How do they move between rooms and floors? What is necessary for the safety of students and caregivers in bathrooms? Are classrooms and workspaces suitable? How are students with mobility equipment safely evacuated in cases of an emergency? Can the building accommodate or be modified to provide the necessary spaces and are the costs of renovations realistic? These are some of the questions we need to consider when developing each student's care and learning plan.

When we are exploring accessibility within a school there are three primary considerations.



## CEILING LIFT EXPERTS

### British Columbia's Largest Ceiling Lift Providers

- ✔ Dedicated Accessibility experts are ready to assess, quote, and install any of our recommended ceiling lifts.
- ✔ HME's team has installed over 100 ceiling lifts in schools, community and aquatic centres, and residential homes.
- ✔ Motor and load testing services are also available to ensure that the device is properly maintained for continual use.
- ✔ 6 locations ready to serve BC located in the Lower Mainland, Vancouver Island, and the Interior!



**CREATING SAFE & ACCESSIBLE SPACES**  
 Toll-Free: 1 (844) 821-0075 Contracting@hmebc.com www.HMEAccessibility.com

**Client.** What are their functional abilities, are they independent or do they require assistance in completing activities, and is their behaviour consistent day to day?

**Environment.** Is the building structure suitable for multiple clients with multiple needs, is it flexible for future changes, and can it meet the needs with changing students year to year?

**Space.** What is the size of the space, is it suitable for the purpose (bathrooms, changing areas, gym activities etc.) and does it allow for a student's privacy?

Before beginning any accessibility, modifications, or selecting specific equipment, it is prudent to start with early preparation and planning.

### **Entrances & Exits Accessing the Building**

Where an entrance is not at street level, often ramps are considered the first option. They however have inherent challenges. Is there appropriate space to ensure the length-to-rise ratio meets the building

code? Will ramps become dangerous in inclement weather? Vertical platform lifts may be an alternative requiring less space, maintenance, and effort on the part of the user and caregiver.

### **Bathrooms Space, Safety, Privacy**

Bathrooms should be safe spaces to manage students' health and hygiene. Planning for bathroom set up must consider transfers to toilets and change tables. Where possible, ceiling lifts (or wall mounted options) require less space and risk to caregivers and are easily maintained. Floor lifts can be beneficial where ceiling construction or cost may prohibit installation. Floor lifts can also be useful in case of a transfer or fall in other areas of the school.

Change tables offer a safe surface for changing or hygiene/caregiving activities. The height adjustable feature allows for a student's safe independent transfer and is critical in reducing risk of back injuries among caregivers.

### **Evacuation Emergency Equipment**

As part of an emergency preparedness plan, schools must be able to transport students with mobility issues to safe areas when elevators are not in service. EvacChairs can be used with students while reducing caregiver effort and risk to ensure compliance with evacuation guidelines.

### **Workspaces Adaptive Desks**

ERGOTables offer multiple desktop designs with angle and height adjustability to accommodate seating and mobility and communication equipment with the goal of optimizing a student's learning experience.

Access to education is a pillar of our communities across Canada. Therapists and access specialists (such as HME Home Health) should be essential members of the access planning team to ensure that students have the equipment and support they need to thrive in the educational environment. Together we can make change happen! ■

redefining  
the classroom  
for 30 years

[soarchitects.com](http://soarchitects.com)





**Swish**

**NEW**

**Enviro-Solutions®  
ALLORGANIC®  
Foaming Hand Soap**

Innovative and Sustainable.  
Provide students and staff with  
hand soap made with the safest  
ingredients possible.

We offer touchless  
or manual dispensers  
as well as sink bottles.



Learn more at  
[swish.ca/hand-hygiene](http://swish.ca/hand-hygiene)





**NATIONAL AIR TECHNOLOGIES**  
AIR VENTILATION CLEANING SPECIALISTS

CALL TODAY  
**604.730.9300**  
**Natech.ca**

- ✓ HVAC Ductwork Cleaning
- ✓ Exhaust Cleaning
- ✓ Coil Cleaning
- ✓ Video Inspection
- ✓ Air Quality Testing
- ✓ Dust Collection System Cleaning
- ✓ Filter Supply & Installation

20+ Years Experience - Certified & Insured Technicians



**EBTRON**  
a measurable difference!

**FRESH-AIRE UV**

Don't forget the importance of **measuring airflow** and **using UVGI** for the best building **IAQ!**

Ensuring quality in the products and services we provide is our number one goal.

**Merlin Instrumentation** is your local rep of **EBTRON** airflow stations including on-site support.

 **Badger Meter, Inc.**

Visit us at [www.merlinhvac.com](http://www.merlinhvac.com) to learn about **Badger** and **Sage** meters for all your liquid, gas, and BTU measurement needs.



**mi**  
merlin instrumentation  
Call George @ 778.867.1658

## ORION SECURITY SYSTEMS LTD.

# Reliability and reassurance continues with new ownership



Don Campbell and Craig Hyndman of Orion Security Systems.

Orion Security Systems Ltd. has been providing British Columbia school districts with monitoring and security services for almost four decades, and it will continue with the same dedication as it transitions to new management.

Formed in 1984 by Peter Hodgson, Orion Security Systems began delivering monitoring support of security and fire systems to school districts throughout British Columbia. Don Campbell, a long-time friend and associate of Hodgson, is taking over the helm and will continue building on the legacy that Hodgson created.

“We plan on maintaining the same level of dedication by car-

rying on with the same business model that Peter created,” says Campbell, President of Orion Security Systems.

The company is responsible for the monitoring equipment that conducts security transmission, ULC-approved fire alarm monitoring, along with video surveillance and recording, multi-site access control over client networks, and specialized de-multiplexing equipment for the integration of security technology with building HVAC and lighting systems.

Orion Security Systems offers a unique level of service that may be considered unparalleled. On a daily basis, team members physically review the reports of each school in search of any abnormalities that may have occurred overnight, and then they alert each individual school (maintenance crew or school board) when an irregularity is detected.

Campbell says they plan to continue with this practice because it’s an effective and proactive approach that gives facilities teams the opportunity to become aware of potential problems and catch them before they become actual problems. It also provides an opportunity for facilities teams to improve certain facilities processes as necessary.





**CALL US FIRST, FOR ALL YOUR NEEDS!**

Doors & Frames, Hardware, Lockers, Whiteboards, Washroom Accessories, Toilet Partitions, Security Solutions, Touchless Access Solutions, Automatic Operators and more!

**KELOWNA**  
**(250) 491-3000**

**VANCOUVER**  
**(604) 299-7531**

[www.allmar.com/contact/](http://www.allmar.com/contact/)

**Tailored Solutions. Supply, Install & Service.**

“I don’t think anybody else can repeat it,” says Campbell. “Nobody has this kind of dedication.”

The same Orion Security Systems team will continue to serve its clients, but it is now reinforced by Campbell’s existing business, Secan Technologies, which brings additional resources to maintain and strengthen the services they currently provide. With the additional support, the Orion team is quadrupling the size of its current team to provide the best service to their customers.

As Campbell moves into the leadership position of the company, one he began working with back in the 1980s, he is both eager and appreciative. “I would like to honour my friend for all his contributions because his accomplishments have been tremendous to the industry,” says Campbell. “Peter put 45 years into the industry, and it was his passion. I’m equally passionate about it too.”

Look for Don Campbell and the Orion Security Systems team at the EFMA BC conference!

All of Orion Security Systems installers are trades qualified and the company is in full compliance with all regulatory bodies and Work-safeBC. Orion Security Systems is a member of the Canadian Alarm Association and the BCIT Security Alarm Course Advisory Committee, and it is ULC listed for fire alarm monitoring.

**The EFMA would like to congratulate Peter Hodgson for his years of dedication and support and looks forward to continuing its affiliation with Orion Security Systems. ■**



Mechanical  
Consulting  
Engineers

**TRANSFORMING EDUCATION, SUSTAINING THE FUTURE:**

A 25-year journey of delivering quality engineering designs and expertise to School Districts across BC.



New Building System Design | Seismic Upgrades | HVAC upgrades | Building Renovations & Additions  
Energy Modelling | Ventilation/Air Quality Upgrades | Dust Collection System Upgrades  
DDC System Upgrades | High Efficiency Boiler Plant Retrofits

For information on all our professional services, visit us at  
[www.rpeng.ca](http://www.rpeng.ca)

or call us at any of our eight BC offices:	Nanaimo 250-585-0222	Langley 604-888-7779	Vancouver 604-559-8809	Kelowna 250-585-0222
	Victoria 778-400-9825	Kamloops 778-471-6472	Nelson 250-352-7933	Smithers 778.910.1710



[www.delcommunications.com](http://www.delcommunications.com)



**Helping your members stay connected is WHAT WE DO.**

*We offer outstanding personal service and quality in the areas of...*

- Creative Design • Website Design • Advertising Sales
- Print and Web Magazine Publications
- Online E-newsletters • Online Directories



# Nitro Pipe Freeze providing a safe lockout of pipe systems since 2009

## Safety is Our Priority

Since 2009, we have been providing our customers with a safe lockout of pipe systems. We are proud that our safe work procedure instigated a new regulation guideline at Worksafe B.C. to allow for ice plugs as safe alternative means of isolation to pipe systems. De-energization and lockout guideline G10.4(6) states that a cryogenic system is an approved alternative to lockout for cases where freezing the pipe contents to form a plug (freeze plug) in the pipe is used to block piping and isolate equipment. As pioneers in our industry, we are constantly in-

novating and improving our systems and procedures to help meet the challenges our customers face in the field.

## We Offer Solutions

Our Operations Manager, Matt Farrell is a ticketed Red Seal Plumber qualified in the UK and Canada, “We aim to go above and beyond purely pipe freezing when providing service to our customers. Our approach is to collaborate to help provide the best overall solution to our customer and their clients. We prefer to be involved from the planning stage through to advising on preparing the pipe system prior to the job commencing.

This way we can help to guide our customers to help achieve the conditions for a safe freeze plug and a successful job whilst reducing or eliminating system downtime”

## We Are Responsive

Our fleet of four trucks operate from our headquarters in Vancouver’s Strathcona neighbourhood, within a few minutes of Vancouver’s downtown core. We keep liquid nitrogen on hand at our facility so that we can cover any eventuality or emergency. We provide service throughout Metro Vancouver and B.C. as well as further afield if required.

## We Are Experienced

Our team's experience is over 30 years and more than 30,000 freeze plugs to date. We work in all types of facilities including hospitals, hotels, petro chemical plants, industrial, mills, airports, commercial, and residential. We have frozen most types of pipe materials and solutions including chemicals, brine, glycol diesel. We regularly hold back pressures of between 30 - 300 PSI and our technicians have also safely held back 200 bars/2900 PSI during work on in-service cruise ships in Canada Place and Port of Los Angeles, USA. Freezing the HI-FOG system for Marioff fire protection systems, the system repairs and upgrades are tested with 200 bars of pressure applied between the plugs.



The typical operating pressure for these systems is 100 bars/1450 PSI.

We are affiliated members of MCABC and UA170 since 2009.

We have a perfect safety record since inception and have been continuously covered by WCB.

For more information, visit [nitropipefreeze.com](http://nitropipefreeze.com). ■



Maddaugh Elementary School - Surrey, BC  
Photos: Upper Left Photography

This is what  
**elementary  
schools**  
can look like.

Simple architecture, planning, and interior design solutions for complex challenges in the built environment.

**thinkspace** 50  
1963-2023 YEARS  
[thinkspace.ca](http://thinkspace.ca)



# Be proactive

## Facility & Playground Inspection Programs

BY ALAN KAVANAUGH, CRM, CCPI, DIRECTOR OF LOSS CONTROL AND RISK MANAGEMENT, NORATEK SOLUTIONS INC.

The inspection requirements for schools can be fairly extensive. Whether it's inspecting playgrounds, interior portions of schools, fire extinguishers, filter changes, fire alarms, trash cans, or mechanical systems, there are a lot of assets and locations to look at. A modern program should be comprehensive and allow you to inspect, develop a list of faults and produce the necessary work orders, and immediately notify required personnel. Planning must be developed, and people need to be notified.

### Codes and Standards

Several (Code and Standard) examples come to mind regarding areas that we discuss on a regular ongoing basis. The BC Fire Code requires that all owners of buildings shall be responsible for carrying out the provisions of the Fire Code regardless of the local Fire Commissioner, Fire Inspector or other AHJ (authority having juris-

diction) inspections. The CSA Z614 Standard – Children's Playspaces and Equipment discusses the minimum recommended practices for inspections, audits, and maintenance regarding playgrounds and play spaces.

### Preventive Maintenance – Predict a problem before it happens

Today, more institutions are striving to be proactive rather than reactive when it comes to maintenance. Although, whenever there are cutbacks, preventive maintenance usually takes a hit. This directly results in injury and/or liability issues. The need to provide a regular preventive maintenance program cannot be overstated. Some important questions that should be known are as follows:

How long will our equipment operate?

What condition is the equipment in?

What maintenance and testing are being provided to this equip-

ment to ensure safety of the community?

### What Applies for Schools

Safety Inspections – Emergency exiting of buildings, fire protection equipment, fire alarm systems, storage concerns, fire planning, fire drills, fire code requirements, etc.

**Preventive Maintenance Inspections** – Filter changes, trash cans, mechanical equipment, boilers, HVAC, geo-thermal equipment, electrical systems, roofs, building envelopes, etc.

**Exterior Safety** – Playgrounds, sports fields, sidewalks, steps and stairs, parking lots, dumpsters, etc.

**Interior Safety** – Hallways, steps and stairs, storage, hazardous occupancies (maker labs, tech shops, science labs), etc.

### Your Responsibilities

You are responsible for the safety and security of your buildings and facilities. This means you are required to inspect your buildings, air movement equipment, and fire

protection equipment Finally, you must maintain a record of inspection for your AHJ's.

### Inspection Requirements Should Encompass

- A regular (monthly) inspection program should be developed and put into place that covers the following areas as a minimum:
- All rooms, hallways, means of egress, exterior exit stairs, pathways and fire exits;
- All mechanical systems, heating, electrical, plumbing;
- Fire safety systems, fire alarms, sprinkler systems, fire extinguishers, fire suppression systems, etc.;
- Hazardous Processes and operations- specific to shops, labs, maker labs, 3D printers, etc.;
- All exterior areas including playgrounds, sports fields parking lots, sidewalks, steps, stairs, and walkways.

It is your facility, and you are required to determine what needs to be inspected and develop a monthly inspection program that is easy to react to and monitor. Stay informed and talk to risk management professionals, people in your industry, staff, and other organizations. ■

Contact [akavanaugh@noratek.com](mailto:akavanaugh@noratek.com) or visit

[www.cityinspectionsoftware.com](http://www.cityinspectionsoftware.com)

Alan has provided Loss Control Services to municipalities, school districts, industry, and government operations for over 36 years. He has developed a set of training programs (workshops) & audits (safety related) to help all organizations accumulate and prioritize information and develop short- and long-term compliance plans. Alan is based out of Prince George, B.C. but provides services throughout Western Canada & United States. ■



**CITY REPORTER™**

## Schools & Educational Facilities

### Software for Managing, Inspecting, & Tracking

- ✓ Efficient Work Orders
- ✓ User-Friendly Mobile Inspections
- ✓ Optimized Facility & Asset Management
- ✓ Comprehensive Reports
- ✓ Streamlined Communication
- ✓ Customizable Forms

**Learn More!**  
[cityinspectionsoftware.com](http://cityinspectionsoftware.com)  
Toll Free: 1-866-264-2236

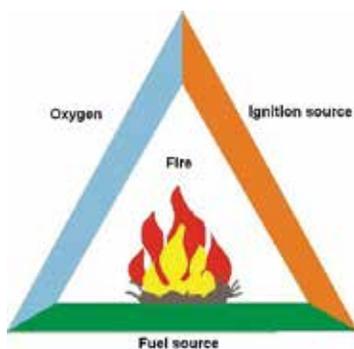
# Mitigating the unseen FIRE risk

BY CHUCK MORRIS

The last thing you want as you wander the corridors of one of the schools in your district is to smell smoke. What happens after that can be terrifying or not.

Fire is the state of combustion resulting from a chemical reaction that requires the presence of three elements in proper combination — a fuel source (anything that burns), oxygen (a component of air), and an ignition source such as heat or a spark — in order to begin and develop.

## The 'Fire Triangle'!



Our jobs are to mitigate risk. In this case, risk of fire happening. You do not have to look far, somewhere in one of your schools the monster is lurking. How do you prevent a fire from happening? One way is to undertake regular inspections and eliminate any hazards detected. Use an inspection checklist to ensure nothing is overlooked. It goes without saying; all your physical measures in place such as fire sprinklers, heat/smoke devices, and other equipment is maintained and signed off on an annual basis. However, you

are missing a few things that more than likely escaped your mind.

Where do I begin? Look under your desk. If you have a tangle of wires and a power bar, you may have a problem. How many devices are you powering from one receptacle and one or two power bars? I have seen the monster hiding amongst wires plugged into extension cords and power bars (sometimes two power bars), sometimes one with blackened ends. Add the odd scrap of paper or other flammable items and there he is, winking at you! Do not let the monster win this battle!

Some of the monster's friends also inhabit areas within your school. At times, they are very hard to find even when you are looking straight at them! We have become so accustomed to things that have been in place for years that at times we are blind to them. How often have you seen a kettle in a classroom, or maybe two of them? Well look around. You may find grills, panini makers, toaster ovens, frying pans, and other cooking equipment including George Foreman Grills! When a kettle is boiling and a panini maker is heating food AND a breaker trips off; it tripped for a reason. Remember, regular classrooms were not built as a food room. All the above are friends of the monster; do not let them party!

Below are some things to watch for and deal with:

- Lamps can be a hazard especially if burning incandescent bulbs. In addition, this is another waste of energy in the building.
- Fabric hanging on a wall, across windows or exits from rooms (including transoms and sidelights) is a big hazard.
- Christmas lights must not be fixed on a door of egress nor on any glazing at the door.
- Nothing shall be hung from ceiling tiles.
- Nothing shall be hung from sprinkler piping.
- Electrical cords are only for temporary use. Cords may not be plugged in and affixed to a wall as a permanent method to get power to a different location. Cords certainly should not run under a ceiling tile and dropped into an adjoining room. This creates a number of fire code violations.

These are only a few of the items to watch for. Of course the 20 per cent rule for paper per wall section stands.

This from the (NFPA) National Fire Prevention Association Journal: We all know that enforcement is not the only key to safety, but it is a critical one that we need to ensure remains viable and effective. For NFPA, enforcement is also a critical part of how we advance our vision about the elimination of death, injury, property, and economic loss due to fire, electrical, and related hazards.

Stop that monster in its tracks! ■

**Spears**

SALES & SERVICE LTD.

"The Pump Service Centre"  
Quality Service Since 1960

COMMERCIAL • INDUSTRIAL • RESIDENTIAL

**SPEARS**  
**SALES**  
**SERVICE**

BOILERS • MOTORS • CONTROLS  
PUMPS – SUBMERSIBLE / HVAC / FIRE /  
WELL / BOOSTER

- SALES
- SERVICE
- MAINTENANCE
- INSTALLATION
- CONSULTATION
- TECHNICAL DESIGN



**TACO**

GRUNDFOS

**CAMUS**  
Hydraulics Ltd.

**HydroTherm**

AURORA/HYDROMATIC Pumps, Inc.

**BARNES PUMPS, INC.**

9,000 Sq. Ft. Parts, Repair, and Warranty Service Facility  
24-Hour Fully Equipped Mobile Service Fleet

**(604) 872-7104** Local 131

**WE ARE MOVING!**

As of February 1, 2019 our billing address and physical address of our Head Office (Including Spears Sales & Service Ltd, Universal Plumbing & Heating Ltd, and Kemp Agencies Ltd.)

Toll Free: 1-800-663-6169 • Fax: 604-872-7102  
6980 Palm Avenue, Burnaby BC, V5J 4M3

Phone: 604-513-2445 • Fax: 604-513-2446  
Unit #11, 19725 Telegraph Trail, Port Kells/Langley, BC

**Monday-Friday 7:30-5:00** [www.spearsales.com](http://www.spearsales.com)

**D.G. MacLachlan Ltd.**  
SECURITY DISTRIBUTORS

The First Choice  
in Door Hardware Solutions



**ALLEGION**  
PIONEERING SAFETY™



Unit 200 - 1851 Brigantine Dr., Coquitlam, BC V3K 7B4 T: 604-294-6000 [www.dgmaclock.com](http://www.dgmaclock.com)

**SMcN**

**CONSULTING INC.**  
MECHANICAL CONSULTING ENGINEERS

Specializing in smart, sustainable and cost-effective mechanical systems design and engineering solutions for the British Columbia School Districts since 2015

MECHANICAL SYSTEMS DESIGN  
HVAC • PLUMBING • FIRE SUPPRESSION  
ENERGY ANALYSIS • ASSESSMENTS

[www.smcn.ca](http://www.smcn.ca)



**TIME ACCESS**  
SYSTEMS INC.

Canada's most complete supplier of time systems for educational facilities. Our line of products include classroom clocks, master clock systems, signal timers, wireless clock systems, supplies, replacement parts for Simplex, Lathem, Cincinnati, Edwards clock systems.



Master Clock Systems



Battery Quartz and Electric Commercial Clocks



Wireless Corrective Clock Systems



Digital Clocks

**For more information please contact us**  
Local Phone (604) 460-8670 Toll Free 1-877-460-9602  
[sales@timeaccessinc.com](mailto:sales@timeaccessinc.com)

**Website: [www.timeaccessinc.com](http://www.timeaccessinc.com)**

# More funding allocated to improve schools for students



Students throughout B.C. will soon be learning in safer, improved schools now that more funding is available to school districts.

“We are making historic investments in school capital projects across the province,” said Rachna Singh, Minister of Education.

“Schools are the cornerstones of our communities, and our government is continuing to invest in our school infrastructure to ensure that our kids have clean, safe, modern places to learn, grow and play.”

As part of Budget 2023, the Province is providing \$261.1 million

in 2023-24 for school maintenance projects, including \$41 million to upgrade heating, ventilation and air-conditioning (HVAC) systems at 101 schools throughout B.C.

As part of the school maintenance funding, \$13 million will go toward the purchase of at least 67

**Portable Fence & Toilet Rentals | Hydro Excavation  
Waste, Recycling & Shredding Services | Propane Supply & Heat**

**Super Save Group**

1.800.665.2800 | sales@supersave.ca | supersave.ca

**DEL Communications Inc.**  
and you – the key to success!

We offer outstanding personal service and quality in the areas of:

- CREATIVE DESIGN
- ADVERTISING SALES
- TRADE PUBLICATIONS
- QUALIFIED SALES & EDITORIAL TEAM

Suite 300, 6 Roslyn Road  
Winnipeg, Manitoba R3L 0G5  
[www.delcommunications.com](http://www.delcommunications.com)

new school buses. Additional funding is being made available through the Ministry of Energy, Mines and Low Carbon Innovation for school districts that buy electric buses. This supports the Province's Clean-BC targets for public-sector organizations to reduce greenhouse gas (GHG) emissions by 40% by 2030 for vehicle fleets.

To further improve emissions reductions and energy efficiency at B.C. schools, the Ministry of Education and Child Care's Carbon Neutral Capital Program is providing \$23 million in 2023-24 to support energy and electrical upgrades at 86 schools. The Carbon Neutral Capital Program provides specific funding to energy-efficiency projects that lower school districts' carbon emissions.

To ensure school districts have access to flexible maintenance funding if repairs or issues arise throughout the year, the Province is increasing the annual facility grant by an additional \$26.6 million. As well, \$147.1 million is available for school districts to address maintenance needs in a versatile way based on their priorities, keeping schools safe and functioning.

Investments in school maintenance are part of the Province's work to ensure students are learning in safe, positive, and well-maintained schools.

In addition to maintenance projects, since September 2017, the Government of B.C. has announced \$3.2 billion for new and improved schools as well as land purchases for future schools throughout the province. This includes adding almost 20,000 new student spaces and 33,000 seismically safe seats at B.C. schools. ■

**Topside Consulting (2004) Ltd**  
*Northern Roof-Life Specialists*

**Consulting • Condition Reports • Thermography  
 Specifications and Tendering  
 Quality Control Inspections**

<b>Dawson Creek, BC</b> <b>250-782-6878</b> Dick Van Genne RRO	<b>Terrace, BC</b> <b>250-641-4204</b> Mike Van Genne	<b>Grande Prairie, AB</b> <b>780-538-4190</b> Mel Hoffart RRO
--	---	---

**Email: mel@topsideconsulting.ca**  
**RCABC and ARCA Accepted Inspectors**

**RSL**  
 ROYAL STEWART LTD.

**CONSULTANTS | SUPPLIERS  
 INSTALLERS | MANUFACTURERS**

**• Gymnasium Equipment • Scoreboards • Indoor & Outdoor Spectator Seating**

**For over 50 years**  
 we have been Canada's  
 oldest and most-trusted  
 sports contractor.  
 When your equipment is  
 built by Royal Stewart Ltd.,  
**IT IS BUILT TO LAST!**

**204.757.4534 www.royalstewart.com**

Please support the advertisers who help make this publication possible.

# INDEX TO ADVERTISERS

Ainsworth Inc.....	OBC	Loveday's Flooring Ltd.....	22
Airplus Industrial Corp.....	26	Merlin Instrumentation.....	47
Allmar Inc.....	48	National Air Technologies.....	47
American Specialties, Inc.....	28 & 29	Nitro Pipe Freeze Inc.....	58
Apex Building Sciences Inc.....	23	Noratek Solutions.....	53
Applied Roofing Science.....	IFC	NTI Boilers.....	21
Boxlight Canada Inc.....	25	Rocky Point Engineering Ltd.....	49
Caliber Sport Systems.....	39	Roofing Contractors Association of B.C.....	19
Canstar Restorations.....	8	Royal Stewart Ltd.....	57
D.G. MacLachlan Ltd.....	55	Siplast.....	17
Dobbin Sales Ltd.....	9	SMcN Consulting Inc.....	55
Dyson Canada Ltd.....	27	Spears Sales & Service Ltd.....	55
Erv Parent Co. Ltd.....	14	Station One Architects.....	46
Falcon Engineering Ltd/.....	41	Super Save Group.....	56
Fort Modular.....	3	Swish Canada.....	47
Fortis B.C.....	15	Thinkspace.....	51
Garaventa Lift.....	13	Time Access Systems Inc.....	55
Goodbye Graffiti.....	41	Topside Consulting (2004) Ltd.....	57
Haws Corporation.....	IBC	Unitech Construction Management.....	11
HME Home Health.....	45	Vipco Industries Ltd.....	43
IBC Technologies.....	5	WINMAR (Canada) International Ltd.....	7
Kimco Controls Ltd.....	4		

**NO MORE SHUTDOWNS**

*Don't Drain it, Freeze it!*  
[www.nitropipefreeze.com](http://www.nitropipefreeze.com) | 778.321.2653



**NP F nitro pipe freeze™**

**RESIDENTIAL - COMMERCIAL - INDUSTRIAL - MARINE**

Trusted By:



**On-Site Service in BC since 2009**

**www.delcommunications.com**



Communications Inc.

**Helping you stay connected is WHAT WE DO.**

**WE OFFER OUTSTANDING PERSONAL SERVICE AND QUALITY IN THE AREAS OF...**

- Websites
- Creative Design
- Advertising Sales
- Trade Publications
- Qualified Sales & Editorial Team
- Enewsletters & Online Directories

## FACILITY MANAGER'S FAVORITE FILTERED ELECTRIC WATER COOLER



## ACHIEVE IMMEDIATE ANSI COMPLIANCE

EMERGENCY SHOWER & EYE/FACE WASH  
MODEL: 8300-8309



FAUCET-MOUNTED EYEWASH  
MODEL: 7602

CALL US:  
1.888.640.4297



VISIT US:  
[www.hawscos.com](http://www.hawscos.com)



**QUALITY, BUILT IN.**

## You're in safe hands with Ainsworth and our BC Partners

You can be safe in the knowledge that your building automation system is being taken care of by Ainsworth experts. We deliver a comprehensive and meticulous service, from installation to maintenance, ensuring you get a solution that's right for your building. Our systems help you manage operating costs effectively by identifying inefficiencies and acting upon them (even remotely) to keep your buildings running smoothly and reduce your energy costs.

Visit our website for more information [www.ainsworth.com](http://www.ainsworth.com)

or call us now on **(604) 574-7790**



### OUR BC PARTNERS



PRINCE GEORGE



TERRACE



CASTLEGAR



VICTORIA



KELOWNA