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Official Publication of the Building Operators Association (Calgary)



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Important Phone Numbers

| | |
|--|----------------|
| Emergency..... | 911 |
| Alberta Boiler Association..... | 403-291-7070 |
| Alberta Labour (Emergency)..... | 403-297-2222 |
| Buried Utility Locations..... | 1-800-242-3447 |
| City of Calgary (All Departments)..... | 311 |
| Dangerous Goods Incidents..... | 1-800-272-9600 |
| Environmental Emergency..... | 1-800-222-6514 |
| Poison Centre..... | 403-670-1414 |
| Weather Information (24hr)..... | 403-299-7878 |



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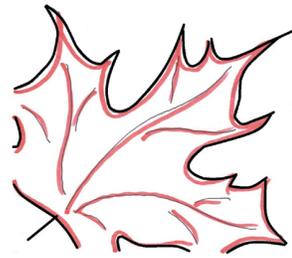
PRESIDENTS MESSAGE



**I hope this message
find you and yours
well and in good
health**

The weather is cooling. I can tell winter is coming, are you ready? I looked at the weather forecaster and it is to be a normal winter, neither too warm nor too cold. Last winter, the effects of 2019 El-nino sent the winter for a loop. Hopefully this winter will show somewhat normal properties. I'm not the weatherperson as even they will not guarantee the forecasts.

I just came back from a visit to Las Vegas. When I was there, I had the opportunity to go to a "Smart Building" demonstration. I am amazed at how closely the technologies both in the USA and in Canada are tracking. What seems to be the hold back is, the buildings themselves. The efficiency of any system is, having it operating as originally intended. The schedules are looked at and confirmed, the overrides are observed and adjusted as required. The temperatures and pressures are as intended. The valves and dampers are calibrated and operating correctly as shown on the sequence of operations. The improvements to the original base building is on the assumption that it is operating correctly. I am talking on continuous commissioning of the building systems. The additions of smart building technologies, improvements to design must be built on that. It is up to the managers to get their building operating as intended. The customer is becoming more educated in the knowledge of building systems and how they should operate and now have a higher expectation for their workspace. That as the home they live in becomes smarter, so the expectation of the work area improved performance is expected. Property Managers can improve the performances of work area with a variety of new technologies and can show a reasonable payback.



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Box 22116, Bankers Hall
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We have our biennial tradeshow this year and I hope some of the new technologies will be demonstrated there.

Our guest speaker, Shawn McLean from WestExcel Automations will talk on light to medium commercial products

Friend, I hope to see you at the meeting October 8,

Les

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Are you equally adept at troubleshooting problems in the boardroom and the boiler room? As the resident facility guru, there's a lot riding on whether or not you know the difference between sounds control and a sound investment.

If you're ready for 21st century challenges, then you are ready for our monthly Operator IQ challenge...answers on page 17.

1. A low pressure steam boiler is one which operates:

- A. at an energy input above 58.7 kW
- B. above 103 kPa
- C. above 12°C
- D. above 1100 kPa
- E. at or below 103 kPa

2. A major disadvantage of a firebox is:

- A. first cost is relatively high
- B. it has a low heat transfer efficiency
- C. it is not very compact
- D. cleaning and inspection can be difficult
- E. it has only one flue gas pass

3. A steam gage:

- A. indicates the level of water in a boiler
- B. is not considered a boiler fitting
- C. indicates the internal pressure of the boiler
- D. is required on power boilers only
- E. will reset once the boiler pressure has dropped

4. An example of a boiler fitting would be a:

- A. temperature controller
- B. forced draft fan
- C. combustion chamber
- D. drum
- E. sootblower

5. Boiler baffles:

- A. direct the flue gases through the boiler furnace
- B. will increase the stack temperature
- C. are installed in every boiler furnace
- D. are used with firetube boilers only
- E. are installed in large boiler furnaces only

OHS eNews

September 2019

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Source: <https://www.alberta.ca/health-safety-eneews.aspx>

Incidents recently reported to the OHS Contact Centre

Below are summaries of selected work-related incidents reported to Alberta OHS. Use these incidents as a way to start health and safety conversations in your workplace. As these incidents are still under investigation, no additional information can be shared.

Fork lift collision

A double-pallet jack and a counter-balance forklift collided in a warehouse. One worker was injured during the collision and admitted to hospital.

Wholesale and retail

Shifted load

As a worker was unloading a large cart off the back of a truck, the load shifted and struck the worker.

The worker was admitted to hospital. *Business and professional services*

Fall from height

A worker had taken a couple of steps backwards and stepped off the edge of a stage and fell 2 metres. The worker was admitted to hospital.

Transportation, communications and utilities

Fall from ladder

A worker was assessing an A-frame ladder in preparation to paint an exterior of a building. The worker lost their balance and fell from the fourth rung of the ladder. The worker was admitted to hospital. *Construction and construction trades*

Pinned between objects

A worker was operating an electric power jack with no load on the forks. The worker lost control of the equipment and pinned their ankle between the equipment and a pallet on the floor. Worker was admitted to hospital. *Wholesale and retail*

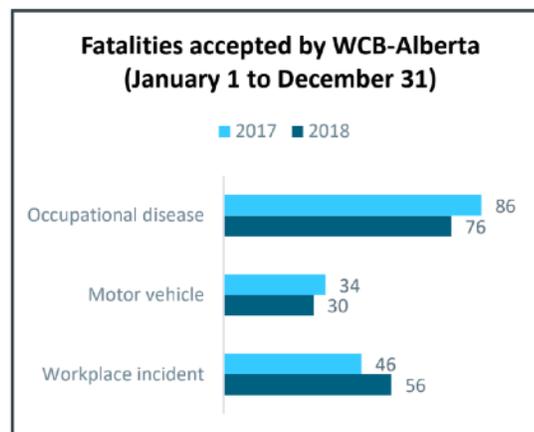
Fall through opening

A worker stepped through a stud space opening to get a better view of a ceiling of a building under renovations when they stepped into an open stairwell. The worker fell approximately 3 metres and was admitted to hospital. *Construction and construction trades*

Quick Links

- [Alberta OHS Legislation](#)
- [Infographics](#)
- [Motor vehicle incidents](#)
- [Occupational diseases](#)
- [Partnerships in Injury Reduction](#)
- [Workplace incidents](#)
- [Alberta Queen's Printer](#)

Detailed information for 2018 fatalities will be posted to Alberta.ca when the data is available.





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KENKEN PUZZLE

How to solve the Kenken puzzle: (answer on pg. 21)

- Fill in the numbers from 1 -6 (in this case 6, because the kid is 6x6).
- Do not repeat number in any row or column.
- The numbers in each heavily outlined set of squares, called cages, must combine (in any order) to produce the target number in the top corner using the mathematical operation indicated.
- Cages with just one square should be filled in with the target number in the top corner.
- A number can be repeated within a cage as long as it is not in the same row or column.

| | | | | | |
|------|------|-----|------|------|-----|
| 60 x | | | 3 + | | 2 ÷ |
| 3 - | 5 - | 2 - | 2 - | | |
| | | | 15 x | | |
| 10 + | 11 + | 7 + | | 20 x | |
| | | 1 - | | | 5 |
| | | 6 | 24 x | | |

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The Winding Road to Resilience

Dan Hounsell, Editor-in-Chief, says managers can learn from crises to move toward resilience

A natural disaster — whether fire, flood or hurricane — can take lives, destroy buildings, and leave a long path of destruction. Commercial and institutional facilities go to great lengths to anticipate and prepare for such events in order to protect occupants from harm and protect buildings and other assets from damage and destruction.

But for everything these events take away, they also offer maintenance and engineering managers something — opportunities to learn. Which measures worked in protecting occupants and facilities? Which didn't? What weaknesses in preparation and protection did the disaster expose? What can we do better next time? The lessons of emergency preparedness are difficult, and the road to success in this area is never a straight line. But learning from experiences is essential.

The recent hurricanes that struck the Southeast United States are only the most recent examples of natural disasters wreaking havoc on communities and facilities. In her Management Insight column on page 6, columnist Laurie Gilmer recounts the 2017 wildfires in Northern

California and the experiences of her and her co-workers in staying safe and connected via Internet of Things (IoT) during and after the fires.

She writes, “The IoT way of connecting enabled us to stay informed and keep working relatively seamlessly.”

The next step in emergency preparedness for facilities is to take the lessons of emergency preparedness, combine them with available technology, including IoT, and use the results to move toward resilience — the ability to quickly adapt to disruptions, protect people and assets, and maintain continuous operations.

The road to resilience is likely to be just as winding and challenging as the road to emergency preparedness, but Gilmer's experiences and recommendations offer managers the opportunity to learn and eventually find their way.

Article reprinted with permission from “Maintenance Solutions” Magazine. For more information or more articles, please visit their website at: www.facilitiesnet.com/ms/

Finding the Time for Preventive Maintenance

By Michael Cowley

Managers have many excuses for not performing preventive maintenance. Those who can find the time can benefit their facilities.

This June marks my 40th year as a maintenance professional. During that May-June time frame, I also graduated from engineering school and got married. I figured out the engineering thing pretty quick, the maintenance thing took me 15-20 years to understand, and I'm still working on the marriage thing and probably will be for a little while longer.

Throughout the years, all of us in the maintenance management business have been criticized. Those making the comments might have plenty of reasons to be critical, and their comments might have a small element of truth in them, but I call many of these statements maintenance myths and misconceptions.

A matter of time

Reviewing the accompanying list of maintenance myths, no doubt many of you are shaking your heads and saying, "Yep, that's a pretty good list. I've heard that before." The one myth that I'll talk about in more detail is the second myth: "We don't have time to do preventive maintenance."

Managers have many excuses for not committing to preventive maintenance (PM). "We have tried this, but we have too many emergencies. There's no time to do PMs. It is a waste of time. We need to be working on failures, not inspections. Our customers won't let us have the asset or equipment. When the shop does PMs, the machine never runs properly afterward."

My favorite excuse is this one: "We have too many failures or breakdowns so no time to do PMs." That's unbelievable, to say the least. I struggle to

find an explanation for this culture. I can't decide if it is ignorance or just that no one cares. Ignorance is fixable, but attitudes are almost always forever.

This is the one myth from the list that I hear mentioned at all levels of organizations, from CEOs all the way to maintenance technicians. The leadership team seems to always say, "We tried preventive maintenance several times, but it never seemed to help."

I believe the reason PM fails is that leaders don't demonstrate the necessary conviction and discipline in order to make it work. In their defense, starting and maintaining a best-in-class PM program is not a short-term fix. A successful program takes time and conviction to stay on course until reactive maintenance work begins to diminish as a result of the PM efforts taking effect.

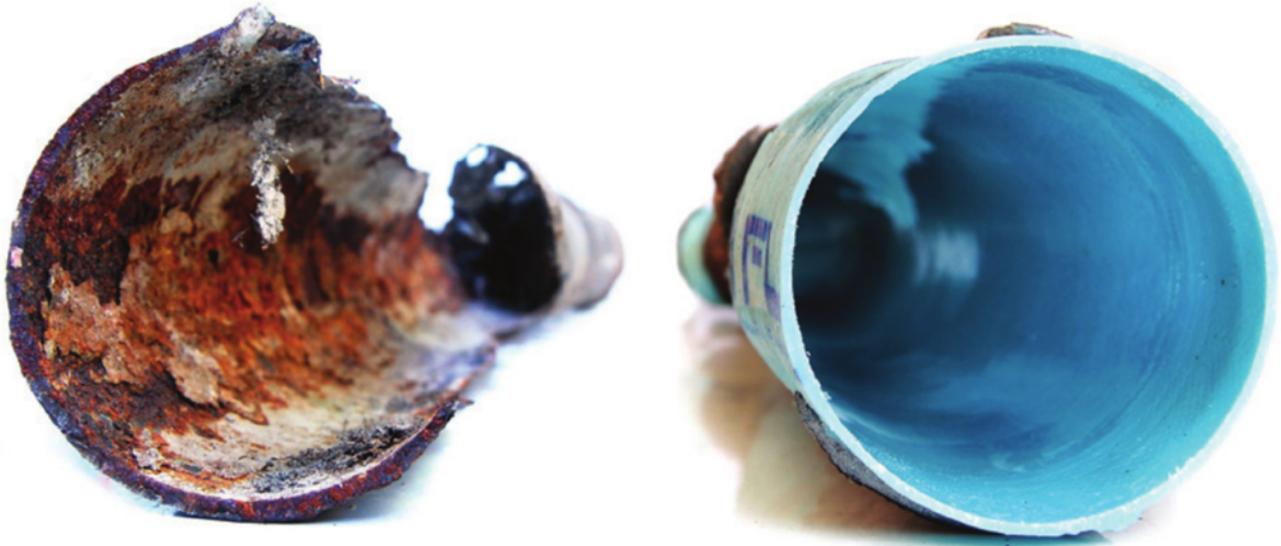
The excuse at the technician level comes from a different culture than that of the management team. Front-line technicians view reactive maintenance work as simpler and easier than PM — no planning, no thinking, no schedules, no meetings. They just wait until they hear the radio or the phone, and off they go to save the day once again.

By the way, when they do save the day, customers applaud them, pat them on the back and thank them profusely for helping once again. Customers are not even thinking about the whole process, and they don't understand that if the organization had even an average PM program in place, the event might never have occurred in the first place. Customers unknowingly reward the department for not having a process in place.

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September Executive Meeting Minutes



September 3, 2019, Co-op, 11th Ave SW, AB, 5:05 pm

Carissa S, Mark A, Kyle, Mike T, and Monika B

Agenda:

Magazine, Meetings and Memberships

Trade Show

Christmas Party

Mingle

Finances

Guest Speakers

Magazine, Meetings and Memberships:

- Magazine downloads have been low, maybe a good idea to print more
- Print October issue
- For the Meetings, we need to spread the word; potential avenues through 'Meet Up', FaceBook, LinkedIn, on a regular basis
- To add other Administrators on LinkedIn
- Need to update mailing list as a good start as to understanding our current members

Trade Show

- Will take place in May 2020
- Will promote and advertise the Trade Show; consider interesting activities for more engagement, possible gift cards as prizes for participation at Trade Show for attendees

Christmas Party

- Possible date: Nov 22, 2019
- Looking into potential venues
- Will promote the event

Mingle:

- Considering October 24, 2019 as next one; to be confirmed
- Cap to be considered for sponsorships at Mingles

Finances:

- Are in good shape at about \$10,000

Guest Speakers

- Glenn Savory, Technical Sales and BDM for Chemaqua

Executive

- Chairman position is still available

September General Meeting Minutes



Chaired by: Mark Arton

Minutes by: Monika Bhandari

Call to order: 5:15pm

Location & Date: Danish Canadian Club, September 10, 2019

Introduction of Attendees

Guest Speakers:

- Name: Glenn Savory of Chem-Aqua a division of NCH Canada Inc.
- Topic: Legionella Risk Reduction and Current Water Treatment Standards

New Business:

- James Electric Gift card \$200 draw at the end of the year if attending 4 out of 9 meetings;
- Invoices for memberships can be made on online through PayPal or cheque
- Planning for Christmas Party end of November
- Bi-annual Trade Show will take place in May 2020
- Planning for Mingle
- Would like to plan for Ideas for Tours; please let Executive know
- Magazine will be printed a few more times this year; motion to print 5 magazines, motion put forward by Les seconded by Carrissa
- To purchase a Laptop for BOA: motion put forward, Mike seconded
- Projector: motion put forward, all in favour Monika seconded
- Submit an article for the magazine; please be mindful of copyright
- Casey stepping back due to the health issues; wishing all the best to Casey
- Guest Speakers wanted; next potential Guest speaker could be regarding promoting job in your company

Safety Talks!

Work Can be Rough on the Skin

50/50 draw: \$10 Winner: Les Anderson
Snowball: \$322.00 Winner: Vern Sebastian
Not present: carried over to next month \$326

Networking

Meeting adjourned

October Guest Speaker

Kyle D'Agostino, Heartland Exchanger/Alfa Laval

Heartland Exchanger Gasketed Plate Heat Exchanger (GPHE) Presentation Agenda



General Overview of GPHE

How they work internally (will provide animations and models to thoroughly explain this)



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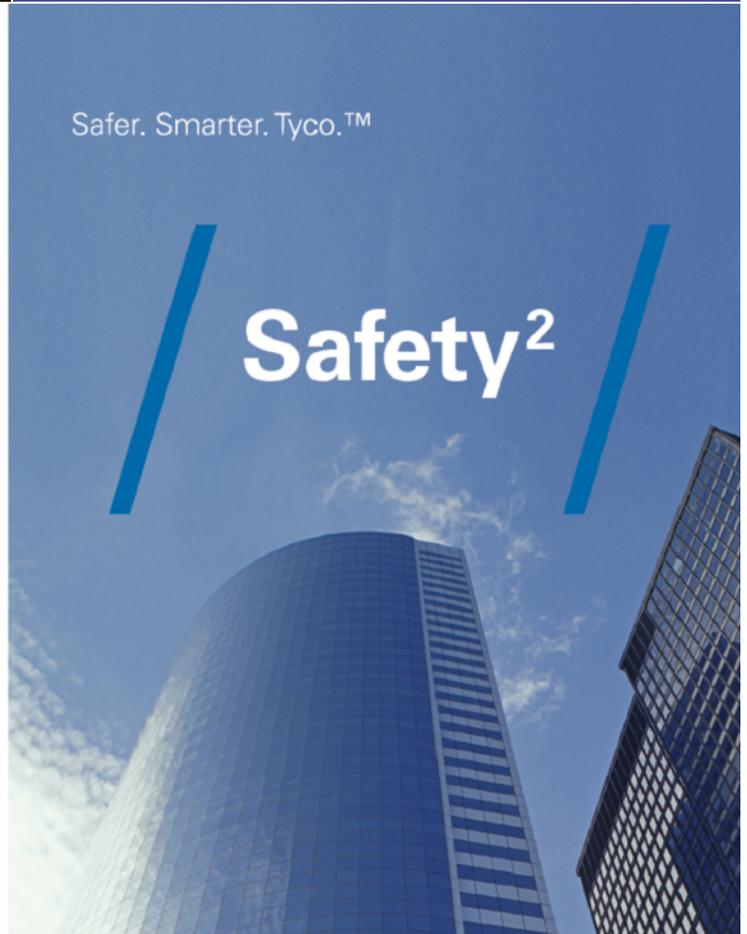


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OCTOBER AGENDA BOA CALGARY GENERAL MEETING

- Approval of Agenda
- Approval of Minutes
- Guest Speaker
- 50/50 Draw
- Snowball
- Safety Talks
- Old Business
- Executive Reports:
 - Activities
 - Education
 - Treasurer
- Membership & Promotions
- Technical Concerns
- New Business
- Adjournment

SEPTEMBER GENERAL MEETING ATTENDANCE

- | | |
|-----------------------|---------------------------|
| Susalita "Roy" Acusar | |
| Glenn Savory | Chem-Aqua |
| Grant Nieboer | Chem-Aqua |
| Seyed Hosseini | Colliers International |
| Mike Bakk | BVC |
| Mike Fotiou | First Service |
| Harris Dramountanis | First Service |
| Scott Grobel | Cougar Technical Services |
| Les Anderson | BOMA |
| Amber Boisvert | Strategic |
| Grace Tian CCIS | |
| Ricardo Sanabria | Colliers International |
| Leonard Magalang | Oxford Properties |
| Monika Bhandari | CCIS |
| Carissa Speager | Wi-Com |
| Braeden Davies | |
| Fitsum Tesfai | First Service Residential |
| Eduardo Martinez | Bentall Green Oak |
| Brian Smithson | |
| Mark Arton | Westcorp PM |

Kenken Puzzle Answer

| | | | | | | | | |
|-----|---|-----|----|-----|-----|---|----|---|
| 60x | 4 | 3 | 5 | 3+ | 1 | 2 | 2+ | 6 |
| 3- | 5 | 5- | 2- | 2- | 4 | 6 | 3 | 3 |
| | 2 | 6 | 4 | 15x | 5 | 3 | 1 | 1 |
| 10+ | 3 | 11+ | 7+ | 6 | 20x | 5 | 4 | 4 |
| | 6 | 4 | 1- | 3 | 2 | 1 | 5 | 5 |
| | 1 | 5 | 6 | 24x | 3 | 4 | 2 | 2 |

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- 1) E 2) D 3) C 4) A 5) A

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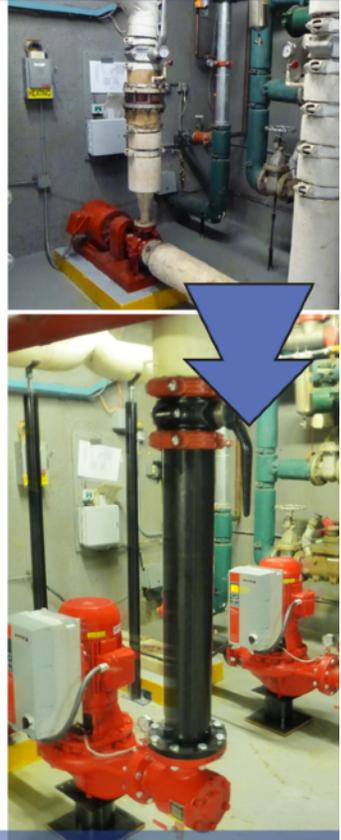
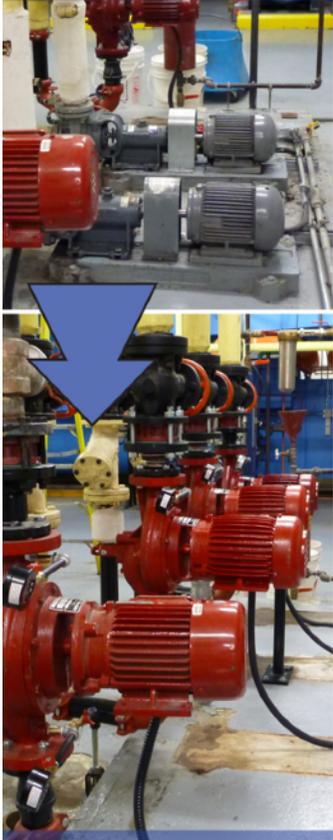
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