

SWBFM2023 CONFERENCE SCHEDULE

WEDNESDAY, OCT. 18TH

Session 1

9:30 AM - 10:30 AM

How Will Maintenance Look in the Future?

Patrick Okamura - Facility Manager
BAE Systems

Maintenance practices have been in existence for decades. Facilities Management has been a recognized professional since only 1980. This presentation will focus on how maintenance practices and requirements may look like in the next 50 years. Technology, design and sustainability are influencing how we look at an perform maintenance. Join me in this presentation as I share several expert maintenance professionals' future outlook that include: role changes, available experience levels, attracting retaining staff and how the hybrid maintenance employee will look like.

We'll take a look at how in order to succeed our maintenance workforce of today, will need to adapt to future challenges.

Session 2

9:30 AM - 10:30 AM

Mechanical Systems Restoration

Dave Little
K.M. Facility Services

The benefit of cleaning and restoring the HVAC Equipment. Cooling Towers restoring. Cleaning of Coils, Return duct cleaning. Exhaust ductwork cleaning.

Learning Objectives:

- The energy savings of removing blockage
- Using repair dollars rather that capital dollars - Restoring HVAC equipment.

Session 3

10:45 AM - 11:45 AM

Providing Engaging Maintenance Practices

Patrick Okamura - Facility Manager
BAE Systems

This presentation will provide an overview on challenges many service providers, building owners and property management teams are experiencing. We will review at how on-site vs. remote maintenance practices, trends and emerging workforce cultures are impacting current building maintenance practices. Our industry is aware that skill gaps, interest in maintenance careers and limited training resources will continue to impact building maintenance practices.

However, research is indicating leadership, access to data and effective training are key to our future. Understanding, responding to and supporting the next generation workforce will require current and future leaders to reinvent and apply techniques, communication and awareness in order to optimize the workforce. Other considerations such as the use and application of industry technology is key - however, ensuring data is captured, managed, applied and measured is crucial. The pursuit of "net zero" sustainability expectations are also applying incredible pressure in maintenance practices.

We will review how today's workforce prepares the maintenance professions of the future. The presentation is a guide to encourage the audience to look into the future, prepare and realize how incredibly important their roles are in supporting and maintaining efficient, safe, and productive work environments.

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Session 4

10:45 AM – 11:45 AM

Supercharge Facility Asset Inventory Accuracy: Immediate Steps for Success

David Trask, National Director – ARC Facilities

Buildings are constantly changing, so maintenance teams chase a moving target about knowing where equipment and shut-offs are located in the field. Teams struggle to document these changes -- relying on memories.

This situation is compounded when organizations are forced to work in a “run to fail” environment because unexpected failures have a tremendous financial impact. There’s value in using your mobile device to field-verify what equipment is on your campus, how to effectively inventory your equipment by type, location, condition and how to access equipment maintenance info using QR codes.

The veteran team member who you’ve relied on for years might be gone in a couple of weeks, a few months, or a year. You don’t want to be in a position where you can’t answer equipment questions because that was always another person’s area of expertise.

Learning Objectives

- After attending this presentation, participants will have a greater understanding of the importance of accurate mechanical and emergency equipment inventory, including access to manuals and maintenance logs
- Tips for catching up on preventative maintenance will be presented and explained to attendees
- Tools for maximizing team productivity will be shared and explained by the session leader
- Attendees will see how minimizing the onboarding timeline for new hires can improve facility efficiency and streamline the flow of facility knowledge.

Session 5

12:00 PM – 1:00 PM

Save with SRP Business Updates

Darren Gest & Casey Rapacki
SRP Business Solutions

Take advantage of a full suite of commercial rebates from SRP for all types of facility improvements. The SRP Business Solutions team will discuss available incentives for common energy-efficient equipment found in commercial setting such as lighting, HVAC, refrigeration, data centers and more. We will also discuss electrification incentives for switching to electric equipment or installing EV chargers. There’s a rebate for every size and type of business and industry.

Learning Objectives

- Identifying eligible measures - How to apply for incentives
- Becoming an approved EEA Member

Session 6

12:00 PM – 1:00 PM

Energy Efficiency: Opportunities in Industry, Water Treatment, & Commercial Buildings

Pat Phelan, Director – ASU Energy Efficiency Center

There are plenty of low-hanging fruit that can reduce energy expenditures and carbon emissions in manufacturing facilities, water treatment plants, and and/or commercial buildings. This presentation summarizes findings from more than 500 energy audits conducted throughout the Southwest by the ASU Energy Efficiency Center.

Learning Objectives

- Describe energy efficiency opportunities
- Calculate simple paybacks from energy efficient technologies
- Calculate carbon emissions reductions from energy efficient technologies

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Session 7

12:00 PM – 1:00 PM

Saving the World & Money with Your Roof

Ryan Shinn – Western Group Marketing Director
Centimark

Often times, we hear about new technologies and methodologies that will lower our building's impact on the environment. But the downside is that these ideas will often times come at a great cost to your company's budget...or even worse, lead you to make decisions that will make more problems for you these "solutions" actually solve.

But what if you could save your company money, implement workable strategies with your building, and make your building a better place to work in and live around at the same time.

Well, there's good news. In this workshop, we'll learn about some new cutting edge ways that you can accomplish this with your facility.

Learning Objectives

- Ways to make decisions regarding your facility's roof that are wise economically, and ecologically at the same time.
- The newest roof tech in the industry
- Where the industry is going in the next few years

Session 8

2:00 PM – 3:00 PM

Efflorescence – The Most Misunderstood Problem in Decorative Hardscape

Jeff Beintendi – TeoPros Building Services

Efflorescence is an occurrence that happens in every cementitious and mortar based surface in varying degrees. Primary and Secondary Efflorescence are the cause for incredible cost in maintaining hardscape. Through education and mitigating products, this presentation will share methods to mitigating efflorescence indefinitely.

Learning Objectives

- What is Efflorescence?
- What are the impacts to my/your surfaces?
- How to mitigate efflorescence indefinitely?
- What are preventative measures?

Session 9

2:00 PM – 3:00 PM

Building a Workforce that Lasts

Quinn Heimann & Kit Nelson
Aerotek, Inc.

The evolving labor market is forcing companies to re-evaluate what they can do to attract and retain talent. Using our expertise providing workforce solutions for top facilities maintenance, engineering, and construction trades clients, our team will discuss ways to build a lasting, satisfied workforce in today's economy.

Learning Objectives

- Labor market trends and statistics that are currently impacting or could impact contractors in the future
- Perspective on which trends and statistics matter when hiring, and why some matter more than others when attempting to build your workforce for the future.
- How to control the controllables: In-house solutions, from improved onboarding to diversity, equity & inclusion strategies that make your business a place new hires want to come, and stay, in 2023 and beyond.
- What should proactive vendor partnership look like? What to look for and questions to ask.

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THURSDAY, OCT. 19TH

Session 10

9:30 AM - 10:30 AM

Being Vested in the Local Owners

Rosario Oliva, Director of Facilities
Saint Barnabas on the Desert

There are a lot of vendors out there, but not all vendors are the same. There are plenty of conferences that have major corporations at your disposal - no job too big. Though some jobs are too small, and you don't get the care that you need and you miss out on an opportunity. Local business owners are the heart of our communities and utilizing local talent can make all the difference in making your campus shine!

Join us to learn more about using your local talent to maximize your campus' potential.

Learning Objectives

- Building community
- Increasing performance
- Making an all around, Better experience for staff and visitors.

Session 11

9:30 AM - 10:30 AM

Empowering Efficiency: Choosing Energy-Efficient Equipment in Business Operations

Tony Magers, Business Outreach Manager
APS

In an era where environmental sustainability and operational cost-effectiveness are crucial, businesses must choose to utilize energy-efficient equipment. Join us for an engaging presentation exploring the benefits and practical strategies for integrating energy-efficient equipment into your business operations. We'll demonstrate how these technologies reduce your environmental footprint and lead to substantial cost savings. Through real-world case studies, you'll discover how businesses across sectors achieve results by prioritizing energy efficiency.

In addition, we will discuss APS rebates available that can make upgraded equipment more affordable. Whether you're a multi-facility hospital campus or a large warehouse, understanding and implementing these strategies can pave the way for a more sustainable and economically viable future. Join us to learn how to empower efficiency in your business operations.

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Session 12

10:45 AM - 11:45 AM

Fundamentals of HVAC Controls & Building Automation

Dan Beyer - Varitec Solutions

Understanding Building Automation Controls can be daunting. However, with the majority of a building's energy being taken up by HVAC, it can't be ignored. Let us help you manage your facility better with the basics. We'll walk through the origin story, the basics, and the future of the industry.

Learning Objectives

- The History of Controls
- What are controls?
- The Hardware
- The Language (Protocols)
- The Architecture
- The Future (IoT, the Cloud and Beyond)

Session 13

10:45 AM - 11:45 AM

Energy Efficiency: Opportunities in Industry, Water Treatment, & Commercial Buildings

Pat Phelan, Director - ASU Energy Efficiency Center
Ryan Milcarek, Asst. Director - ASU Energy Efficiency Center

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Session 14

12:00 PM - 1:00 PM

Strategies to Create Wealth While Helping your Neighborhood

Stuart Gethner, Real Estate Consultant
Dobson Property Management

In this Presentation, we will reveal actionable steps to assist people with distressed properties in their neighborhood. Learn how to offer support, resources and solutions, fostering hope and transformation for a thriving neighborhood.

1. Understand the indicators of distressed properties: Identify the common signs of distressed properties such as neglect, foreclosure, or physical deterioration, to recognize those in need of assistance.
2. Evaluate the root causes of distress: Explore the underlying reasons behind distressed properties including; financial challenges, personal hardships, or lack of resources, to tailor appropriate support.
3. Develop effective communication skills: Learn how to approach property owners with empathy and sensitivity - establishing open dialogue to offer help and build trust.
4. Explore resources and support networks: Familiarize yourself with local organizations, government programs, and community initiatives available to aid distressed property owners - connecting them to the right resources.
5. Implement practical solutions: Acquire strategies to address specific property issues such as: renovation guidance, financial planning, or legal support - to assist property owners in revitalizing their properties and restoring their lives.

Session 15

12:00 PM - 1:00 PM

The True Cost of Facility Services & How to Reduce Them

Matthew Kolander - OpenWorks

Facility Managers globally are dealing with staffing issues, inflation and required cost cuts. Insourcing services and janitorial staff may appear appealing, but Total Cost of Ownership (TCO) highlights the hidden costs associated with direct management. Evaluate your own internal programs and unlock potential improvements with insights into using TCO to consider the hidden cost of Facility Management.

Learning Objectives

- The hidden costs of insourcing facility management
- What is Total Cost of Ownership in facility management
- How to apply Total Cost of Ownership to your own facility services