



Building Operators Association of Colorado

\$3.00

www.boac-colorado.org

December 2011

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AFEC Fundraiser Update

Denver—NO MEETING THIS MONTH!

***Colorado Springs—Managing Electrical Projects and Maintenance
After Holiday Party***

***The Shortest Distance Between Two Points is a Straight Line
VOA***

WELCOME

New Members!

Kelly Thom
Denver Electrical Contractors
Denver Chapter

Another Great Update from the AFEC Show:

A total of **\$1178** was raised for
Volunteers of America Meals on Wheels
from the AFEC show registrants, i-pad
raffle and Skills Olympic donations.

Harry R. Gorham
Retired

Merry Christmas

&

Happy New Year!

May You and Yours Enjoy a
Joyful Season!



Denver Chapter Monthly Meeting

Vendor is it YOUR responsibility to be ready to participate at the Denver meeting as the vendor spotlight.

VENDER SPOTLIGHT

Jan - Rocky Mtn. Mechanical
Mar. - McDonald Waterproofing
May - City Lighting
July - A1 Chipseal

Feb. - Energy Services of CO
Apr. - Expert Cooling Tower
June - Weathersure
Sept - Supertech Filter

Colorado Springs Chapter Monthly Meeting

Topic: Managing Electrical Projects and Maintenance

Speaker: Dean Wemmer, Pikes Peak Regional Building Department

Where: Antler's Grille
Executive Board Room

When: Thursday, December 8th
11:30 a.m.

Cost: \$20.00
First Time Visitors- FREE

RSVP: Joel Copley at 719-599-3900
or email to jacopley@trane.com

Colorado Springs Meeting Schedule

Dean Wemmer, an electrical inspector for PPRBD, will be sharing tips to make electrical upgrade and tenant build out projects more effective. He will discuss common problems he finds and how to avoid them. Also discussed will be things that engineers should be aware of in planning electrical projects and performing routine maintenance. See you there.

-Kevin



**McDonald Waterproofing
and Restoration, Inc.**
16305 South Golden Road
Golden, Colorado 80401
303-279-8700, cell 303-882-1737

Joe Kline
jkline@mcdonaldwaterproofing.com

EJCM Construction Management
OFFICE ■ MEDICAL ■ RETAIL

Pete Gillespie President
111 Kalamath Street ■ Denver, Colorado 80223
Phone: 303-573-5678 ext 111
Fax: 303-573-5823
Cell: 303-994-4425
Email: pgillespie@ejcm.com
Web: www.ejcm.com



3rd Annual BOAC Bowling Post Holiday Party
Lucky Strikes Bowling Lanes in Belmar
January 13th 2012

There will be *food, cocktails, games and chances to win prizes and money*. You'll have the opportunity to buy tickets for a chance to win the strike pot (half of what we sell goes to the strike pot and the other half will go to charity).

The hours are from 7-12 PM, bowling begins at 7 and the money and prizes start at 8 until they are gone. Please RSVP yourself and your team to admin@boac-colorado.org, fax this form to 1-888-316-1896 or call 303-374-8888 and leave a message by January 6th!

Thanks to the generosity of our Members/Venders are all welcome to come to this free night of bowling thanks to the sponsors we get. If you're not a member, please join BOAC and you too can join in the fun.

Team Members

1. _____ 2. _____ 3. _____

4. _____ 5. _____ 6. _____

Let's Have a Ball!

B.O.A.C. Bowling Extravaganza

January 13,
2012



Sponsorships
Available
For Immediate
Purchase

Platinum Sponsor - \$500 - Includes 1 Lane (8 people), Full Page Ad in Newsletter - 2 months
Purchase up to 2 Additional Lanes for \$300 Each

Main Event Sponsors - \$200.00 - ¼ Page Ad in Newsletter- 1 month

Sponsorships include 2 slides on continuous video loop on each lane's big screen TVs. (Sponsor *MUST* supply ad & PowerPoint to BOAC)

Cocktail Sponsor:

\$10 per person per hour - Includes well liquor (single alcohol drinks), draft and bottled beer, and house wine. Martinis, frozen drinks, bloody marys, shots and margaritas are not included in the Well Bar

Company: _____

Contact: _____

Phone: _____

Email: _____

Sponsorship Desired: _____

Payment: Checks to BOAC, PO Box 2559, Denver, CO 80201 or

Credit Card# _____

Expiration: _____

Name: _____

Fax to: 303-233-7593 or email to
kim.lewis@hotmail.com

2012 BOAC Denver BOARD NOMINATION FORM AND QUESTIONNAIRE

There are Vendor and/or Operator Board positions open for the BOAC Denver Board for the year 2012. The board position is a two-year term and all candidates must be willing to fulfill the two-year commitment along with any other time requirements if elected. Officer positions are decided amongst the new board at the first meeting following the election.

The election for the Board positions will be at the February 15th luncheon. We ask each candidate to complete the following questionnaire and either fax it to 303-374-8888, or e-mail to admin@boac-colorado.org. The questionnaire **must be received by Friday, February 12th. IF your nomination form is received by January 27th**, your answers to this questionnaire will be published in the newsletter for all Denver Chapter members to read. Candidates should attend the luncheon in order to be introduced.

The BOAC board thanks you for your time and commitment to BOAC!

Please be complete with your answers! PLEASE PRINT OR TYPE YOUR ANSWERS.

Name of Candidate:

Company Name and Job Title:

Number of years in industry and as a BOAC member:

(If needed, please attach a separate sheet of paper to answer the following questions.)
Why do you want to be a BOAC board member?

Please list any office or committee or office you wish to pursue if you are elected to the board and what do you wish to accomplish while on the board.

What do you envision for the future of BOAC?

Are you willing to give a minimum of 6 hours a month to BOAC? i.e....lunches, board meetings, golf tournament, AFEC Show, committees, volunteering, etc.?

During the past few years, how have you participated in BOAC functions?

The Shortest Distance Between Two Points is a Straight Line

Any improvement initiative within reliability and maintenance is a journey towards a state of continuous improvement. You will never reach a final destination. You might state that your goal is 95% planned and scheduled maintenance and 96% reliability. In my opinion these goals are necessary milestones because when you pass these milestones you should not think you are done. What you will notice is that you now have time to go the next step. You must use this time to take actions to generate continuously better results otherwise your organizations' performance will weaken. An old but still true statement is "If you do not improve, you are not good anymore".

If we agree on our destination being a state of continuous improvement, the next thing we need to know is where we start.

Before you enter into any improvement initiative it is a good idea to ask yourself what best describes your organization's status:

I don't know where I am and don't know where I am going.

- If you do not know where you are when you start an improvement initiative and you do not know where you are going you might have a nice but very expensive experience. A lot of action but inadequate results.

I know where I am but I don't know where I am going.

- If you know where you are, but you do not know where you are going, it will take a very long time to reach any destination. Again a lot of action but inadequate results.

I don't know where I am but I know where I am going.

- If you don't know where you are, but you know where you are going, you might reach your destination, but it will take a lot of unnecessary time and effort to arrive there. Again a lot of action but inadequate or late results.

I know where I am and I know where I am going.

- If you know where you are and you know where you are going you can reach your destination in the shortest time and the most cost effective manner.

Which statement above best describes your situation?

I have many times said that maintenance managers are in a "Budget Jail". It is more important for them to stay within the budget than to invest money in improved reliability, because their performance is not measured by reliability, they are measured on cost.

In many cases this situation is caused because they do not have a good measurement on how good their organization is, and they do not have a good picture of how good they can become, and there is no aggressive and quantified plan on how to close this gap.

Maintenance management is a very process driven matter.



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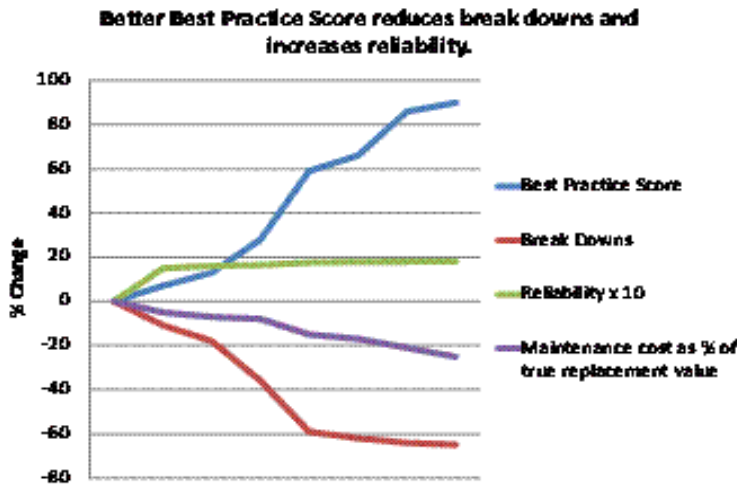
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If you document these processes and the elements of each process you can appraise how well each of these elements is executed. You have also created a document that describes what excellence looks like.

After you have assessed and rated all elements your organization will discover where your gaps are and you can develop the action plan to close these gaps.

We have used this methodology in hundreds of organizations worldwide, and we have proven that a better score on best practices will generate excellent results. The biggest challenge is to get often reactive people to work in a more disciplined way.

You need to know where you are and where you are going, and you must have a plan to draw a straight line on how to reach your destination. Then it is all about long term reinforcement.



AS the best practice score increased the number of break downs went down and reliability and production throughput went up. The value of the increased reliability by 1.9 % is worth about ten times more than the savings in maintenance cost. The data is from several plants over an eight years period.

BOAC Community Service

Time For Company Bonding?



Winter time can be boring..... There are **NEVER-ENDING** projects at Volunteers of America waiting for your energy! Please contact Harry Gorham at 303-460-9264 or Pat Gorham at 303-804-4703 to schedule a work day for Volunteers of America—**ANYTIME is the right time to volunteer!**



State Board	
Chair	Kim Lewis 303-232-0090
Vice Chair	Billy Bratton 303-913-2583
State Secretary	Mary McAllister 303-573-9000
State Treasurer	Michael Benoit 303-573-9000
State Contractor	Heather Frazier admin@boac-colorado.org Phone 303-374-8888 Fax 1-888-316-1896
Committee Member	Harry Gorham 303-460-9264

Denver Board	
President	Mike Walker 303-221-4644
Vice President	Brian Smith 720-344-6654
Chapter Secretary	Brian Botcher 303-466-8800
Chapter Treasurer	Pat Gorham 303-804-4703
Speaker Chair	Wayne Summers 303-419-6128

Colorado Springs Board	
President	Mitch Wibbels 719-491-7088
Vice President	Paul Ritter 719-473-8200
Chapter Secretary	Open
Chapter Treasurer	Joel Copley 719-599-3900 Kevin Donnley 719-757-3020



BOAC
P.O. Box 2559
Denver, CO 80201

December 2011 Newsletter
Please Expedite