

One-Day Extensive NEAHMA Training For Managers & Maintenance Professionals- May 16, 2018

Agenda

Wednesday, May 16, 2018

7:00 AM - 8:00 AM	Continental breakfast provided Continental breakfast provided Welcome and Introductions
7:30 AM - 8:30 AM	Please Select One Topic Per Session

Concurrent Sessions I

8:00 AM - 10:00 AM	Workshop A - What To Know About Concrete Instructor: Sherwin Williams All of our properties have concrete and in many cases it is in need of repair. This session will focus on different types of concrete failure, what to look for, and discussions on repairing these areas so your property is both appealing and safe.	◆
8:00 AM - 10:00 AM	Workshop B - Optimizing Water Efficiency for Multi-Family Housing Instructor: Greg MacDonald, Moen Inc. This course will provide an overview for Green building for Multi-Family housing. -Outline water efficiency criteria for several Green Certification programs -Review where water is used throughout a property and what steps can be taken to save water. -Discuss what manufacturers are doing to provide aesthetically pleasing products that meet these criteria.	◆
8:00 AM - 10:00 AM	Workshop C - REAC Instructor: Michael Worwick, Wingate Companies An important approach to preparing for a REAC inspection is to identify the "big-ticket" items that have the most impact on your score. Prioritizing your efforts by addressing "big ticket" items is the most efficient use of your time and will likely result in an improve REAC score*. Health and safety area will be defined in detail for added clarification. *This sponsored training contains an overview of the subject matter. Nothing should be construed as the presenter providing legal advice or guidance. Rather, the course is an overview of the topic.	◆

Concurrent Sessions II

10:05 AM - 12:05 PM	Workshop A -Electric Trainer: Michael Olvera, HD Supply This 2-hour class is an introduction and overview to Electricity, how it works, and how it is measured using the functions of Voltage - Amperage - Watts - Resistance. Ohms law and its applications will assist in defining and understanding troubleshooting components. The basics of electrical circuits, typical residential wiring, breakers, service box connections, grounding wires and cable color and insulation codes will be covered. Additional topics include: safety, American wire gauge and amperage, OSHA, and basic techniques of electrical troubleshooting. Topics covered in this class will include: • Safety - Lock-out / Tag-out procedures • AWG and other common uses of the National Electrical Code • Wires, Cables, and insulation color coding • Fundamentals of Ohm's Law and how to use it. • The differences between AC versus DC power • Differences between Series and Parallel circuits, and reading schematics • Basic wiring and Three way and Four way lighting switches • Troubleshooting typical residential circuits and electrical components	◆
10:05 AM - 12:05 PM	Workshop B - Crisis Management, Active Shooter Instructed by Deputy Steve Ahern of Render Safe Consultants 90 minute training will cover situational awareness, active shooter and emergency action plan, and workplace safety • Receive the tools necessary to become more aware of your environment and surroundings to make you better prepared to identify danger • Build a robust workplace crisis prevention and response program • Provide your employees with a personal safety plan that can be used at work, home or out in social settings	◆
10:05 AM - 12:05 PM	Workshop C - The "Nuts & Bolts" of Fair Housing Essentials for Maintenance Instructor: Helena Padellaro, MassHousing This training is designed as an overview to all site staff that want to understand fair housing laws as related to on-site practices. Front-line staff have the most contact with residents, so this workshop covers all key elements under fair housing, including all protected classes and residents with disabilities, with a specific focus on how Fair Housing and Reasonable Accommodations directly impact front-line maintenance and custodial staff. Students will learn how to respond to resident requests for assistance that are outside the normal scope of work, what questions can and cannot be asked of a resident; as well as requirements and best practices for assisting residents after work hours, responding to work orders and companion/service animals.	◆

12:10 PM - 12:50 PM

Swearing In Ceremony and Lunch Provided

NAHP/NAHMT/NAHMS/CGPM Swearing in Ceremony Lunch Provided

Concurrent Sessions III

12:55 PM - 2:55 PM

Workshop A - Asbestos-Containing Materials & Lead-Based Paint

Instructor: IEE Asbestos has been mined from the earth for thousands of years, and used in over 3,000 different consumer products, primarily building materials. When asbestos-containing materials are damaged or disturbed by repair, remodeling, or demolition activities, microscopic fibers become airborne and can be inhaled into the lungs where it can cause significant health problems. Six million tons of lead-based paint were applied to housing in this country before it was banned by the federal government in 1978. Lead from paint, including lead-contaminated dust, is one of the most common causes of lead poisoning. Lead poisoning can damage almost every system in the body, and, although, the symptoms of lead poisoning can be hard to diagnose, lead poisoning is preventable.

12:55 PM - 2:55 PM

Workshop B - Blood Borne Pathogen & Biohazard Safety & Cleanup What to do While Waiting for Disaster

What to do While Waiting for the Disaster Restoration Company to Arrive: 30 mins-Steve Sorkin (Chief Sales Officer/ARS Restoration Specialists)

- Time is of the essence when it comes to responding to a disaster such as a flood or a fire. It does not take a lot of time for a lot of damage to occur. During this session we will review simple measures which can be taken while waiting for the restoration company to be mobilized en route to responding. These steps can greatly minimize further damage from happening and eliminate potential safety hazards.

Blood Borne Pathogen Safety/Biohazard Cleanup: 90 mins-Steve Bouzan (Director of Training/ARS Restoration Specialists)

- Identifying potential hazards associated with trauma scene clean ups and implementation of the proper protective measures accompanies a review of the OSHA Blood borne Pathogens Standard. Also, inspection and remediation techniques, decontamination methods, disposal regulations, and exposure reporting are all discussed

12:55 PM - 2:55 PM

Workshop C - Organized Maintenance Superintendent

Trainers: Mike Vacciaccho, Wingate Management; Joe Moscariello, Wingate Management The environment of increased regulation, diminishing resources and bottom line focus requires nothing less than a professional, organized and efficient maintenance operation. This 2 hour presentation will focus on the day-to-day demands of the maintenance super and the ability to adapt to our ever changing environment. A few topics discussed will be: -Time management - Effective communication - Evaluating staff performance - Understanding your building components.

Concurrent Sessions IV

3:00 PM - 5:00 PM

Workshop A - Air Conditioning Mechanical and Electrical (ACME)

Trainer: Michael Olvera, HD Supply This 2-hour course is an introduction and overview for HVAC technicians, no matter his or her skill level. It begins with discussing air conditioning systems, and the fundamentals of the "refrigeration cycle". The 4 major components of an AC system, how they work, and how to maintain them is then detailed. This class covers topics such as preventative maintenance (tools and techniques) and the troubleshooting skills needed to work on and operate the equipment typically found in a multi-family facility. Topics covered in this class will include: • Safety procedures – Lock out Tag out • The basic AC-Refrigeration cycle • The electrical and mechanical components of an Air Conditioning System • Schematic design of components (control and operating circuits) • Preventative Maintenance • Troubleshooting common problems with Air Conditioning systems

3:00 PM - 5:00 PM

Workshop B - Rodent Management & Bed Bug Services

Trainer : Burgess Pest Control Rodents and Bed Bugs are two pests that are constantly putting pressure on the housing industry. This training will cover identification, treatment, and prevention measures for both pests. We will also investigate new treatment strategies for rodents and bed bugs and discuss protecting your site from health agencies.

3:00 PM - 5:00 PM

Workshop C - Energy Efficiency and Maintenance Best Practices

Trainers: Scott Pinyard, LEED , Sparhawk Group; Matt Holden, Sparhawk Group Sparhawk Group will present an interactive Jeopardy-style game including topics on: - energy efficiency - maintenance best practices -green cleaning. The goal of this presentation is to present interesting and under/unknown subject matter and promote innovation and exceptional maintenance performance. Prizes for the winning contestants will be provided, and a wrap-up and take-away information will be made available.