THE MAINTENANCE BEACON

The Monthly Newsletter of the North Carolina Public School Maintenance Association

Volume 57, Number 11
November 2020

Contents

Reducing Virus Transmission 4
Roxie Off Road 7

MEETING DATES

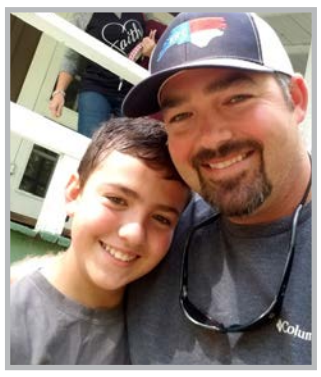
The districts of NCPSMA meet twice yearly.

District 1
January, July
District 2
January, July
Pres. Ronald Moore
Phone: 910.296.1875
District 3
February, August
Pres. Mark Letchworth
Phone: 252.399.7822
District 4
February, October
Pres. Donna Fields
Phone: 910.678.2565
District 5
March, September
Pres. Justin Dyson
Phone: 336.909.2280
District 6
April, October
Pres. Chris Adkins
Phone: 980.343.4526
District 7
May, November
Pres. Raymond Bowles
Phone: 336.751.1991
District 8
March, November
V. Pres. Jason Kelly
Phone: 828.456.2402

Meeting Dates & Locations
Should be sent to The Maintenance Beacon two months in advance for publication.

Deadlines
Publication deadline for articles and advertisements is first day of the month prior to month of publication.

Meet Jamie Johnson



Jamie Johnson serves as the Director of Maintenance, Construction and Custodial Services for Perquimans County Schools. Perquimans County is named for the Perquimans Indians. It is located in Northeast NC and adjoins, Cowan, Gates and Pasquotank Counties. Perquimans County is rich in history, waterways, agriculture, and family life. The S-shaped swing bridge in Perquimans County is only bridge of its kind in the nation. The bridge was built in 1929 and connects the towns of Hertford and Winfall. The Newbold-White House located in Perquimans County is the oldest brick house in North Carolina.

Jamie was born in Ahoskie NC, (Hertford County) but lived the majority of his childhood on a small farm in Bertie County. Jamie said, "I lived with my Grandma whom I can thank for many of my values. I was taught the Bible, the value of hard work and how to take care of what I had."

Jamie began his career in school maintenance in Bertie County. He was blessed to work with a man who became his mentor. Jamie said, "When I started in the maintenance department for Bertie County Schools in March of 2001, I was just 18. I did not know a lot, and that meant that I had a lot to learn - which leads me to one of the greatest pieces of advice (as far as work goes) that I have ever received. A veteran coworker named Lee Johnson took me under his wing and encouraged me do everything that I could to get as many certifications as I could and to do my very best on every work order. He said, 'Don't get discouraged if you do not get a raise, the more you know, and the more you can do, the more valuable you will become.' Lee took the time to invest in me. The advice he gave has made a difference in my life. He was not scared I would take his job or do something better than he could. Rather he wanted me to do better than he had done, he wanted me to succeed."

In August of 2007 Jamie transferred to the Edenton-Chowan Maintenance Department. He was promoted to Maintenance Director in 2017. In April of 2020 he became the Director of Maintenance, Construction and Custodial Services for Perquimans County Schools. Ms. Tanya Turner, Perquimans County Superintendent said, "Mr. Jamie Johnson came to work for the Perquimans County School district as the Director of Maintenance in April of 2020. Having worked with Mr. Johnson in his former school district, I knew our district was not only getting the highest quality employee one could hope to hire, but an outstanding individual as well. His work ethic, professionalism, and personal character

continued on page 3

INDEX OF ADVERTISERS

ACI Systems 5
ACR Supply Co 3
Atlantic Coastal Supply, Inc. 6
Carolina Courtworks 5
Davidson Sash & Door 4
D.H. Bruch Marketing, Inc. 4
Duro-Last Roofing 7
Floor Action 3
Green Air Environmental 3
Hardware Distributors 8
Hoffman & Hoffman 6
Image Supply 8
James M. Pleasants Co. 6
Ken Staley Co., Inc. 7
Lewis Boiler Supply 7
Loman Garrett 3
Matt Marshall & Co. 5
Reece, Noland & McElrath 6
Richard K. Hunter & Co. 4
Royalwood 4
Saffelle, Inc. 7
Seating Safety Solutions 5
Seven Oaks Doors & Hardware 6
Seven Oaks Supply Co. 5
Sky Enterprises 6
The Blind Butler/Premier Drapery 6
The Cook & Boardman Group 2
WC Rouse 3

NCPSMA WELCOMES NEW ADVERTISER

ACI Systems is a family owned and operated commercial roof restoration company located in Greensboro, NC that provides services in NC, SC, and VA. Its founder, Ray Rumsey, was a veteran that used his military background to enroll and graduate from Guilford College. After graduation, he worked in the construction industry for many years before going out on his own to start the company back in 1985 - originally selling his services out of the attic of his

continued on page 3

MANY THANKS FOR CONTRIBUTIONS

In this unprecedented time while the NCPSMA has struggled to keep the association moving forward, due to COVID-19 and weather disasters, you have gone above and beyond to do what you can to help. No matter the contribution, whether it's financial, prayers, words of encouragement or just being there, I am grateful.

I sincerely look forward to attending another convention and seeing everyone face to face. Both

continued on page 3

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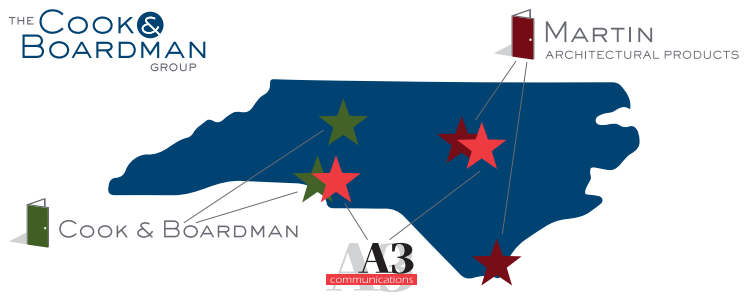

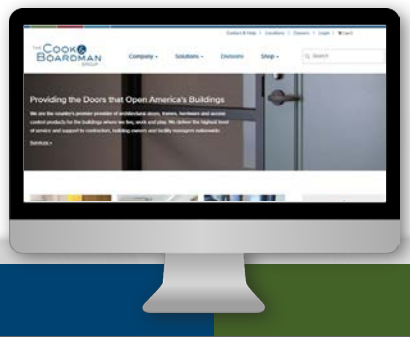

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MEET JAMIE JOHNSON

continued from page 1

are unmatched! Mr. Johnson would never ask anyone to do something or more than what he would do himself which makes him well respected by all who have the pleasure of both working with him and knowing him. Perquimans County Schools is blessed to have Mr. Johnson leading our maintenance department and he is considered a valued member of our team!"

Dottie Best, Perquimans County Schools Administrative Assistant (Maintenance, Construction & Custodial Services) said, "Jamie began work with Perquimans County Schools on April 1, 2020, which was a hectic time due to the Covid-19 pandemic and the time of putting budgets together for the 2020-2021 school year. Jamie, with his school maintenance background and knowledge, stepped right in without any hiccups. As with any job, learning the processes and duties is different at each school system and I believe Jamie has no problem mastering them. Jamie has really brought a renewed spirit back to our department and I hope he stays with us until his retirement - or mine!"

A member of NCPSMA since 2001 Jamie has served as a District One Advisory Council member on and off for many years and also served as the District One Vice President. He is faithful to attend the eastern conventions. Jamie said, "I feel that NCPSMA has been vital in my success as a public school maintenance employee. It has provided me with education on the trade, access to a network of people with the same jobs facing the same obstacles as me, and access to continuing education classes to stay up to date with certification requirements. We should never stop learning."

He and his wife Amy have been married for 17 years and have a 12 year old son. Jamie said, "I enjoy spending time with my family. I love everything outdoors including but not limited to hunting and fishing. If I had more time, I'd like to travel with my family, using only the 'back' roads. I thank God for putting people in my life to guide me in the right direction. I like to think of the successes in my life as nothing that I did, but rather people making the choice to invest in me. I have many people to thank for where I am today. My wife, parents, aunts, uncles, grandma, teachers, preachers, and coworkers have all impacted my life in a positive way. Lee Johnson will always stand out as an investor when I think of school maintenance. He invested in me. I have made it a goal of mine to invest in others the same as others have invested in me. We may never see the return, but I promise there will be one and chances are it could impact more than just the person you are investing in. We all have the opportunity to impact and influence others bad or good, it is a choice."

Jamie Johnson is one of the nicest, most polite men you will ever meet. I've known Jamie for many years and he's always a joy to be around. Also, (sorry Jamie, I could not resist) he has the most beautiful eyes!

By Roxie Mack
NCPSMA Executive Director

NCPSMA WELCOMES NEW ADVERTISER

continued from page 1

house (all while trying to raise 5 children)! Ray was one of the hardest working people you've ever seen, but that never got in the way of what he thought was truly important – his family, his community and just doing the "right" thing (in life and in business). He made a lasting impact on everyone he came across – whether in his local community or in the roofing industry. No matter your situation, he was able to put you at ease and make sure you walked away laughing.

Born and raised in Greensboro, current owners Jeff Rumsey and Stacy Beard have been in the business for over 30 years. They are just two examples of how infectious his energy was and are proud to carry on his legacy. Not only providing professional commercial roofing services to their customers, but also being able to make them feel like family just as Ray did. If anyone knows a thing or two about how to follow in his footsteps, it would be his son and daughter!

About ACI Systems

For 35 years, ACI Systems has lived by a basic philosophy – **"Don't replace it... Restore it!"**

continued on page 5

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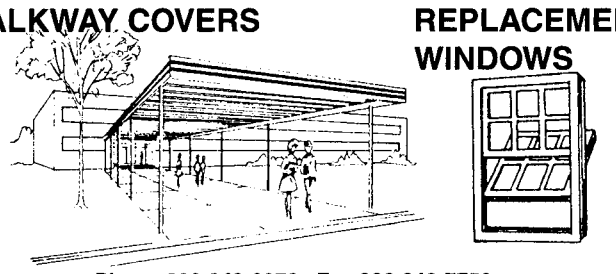
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REDUCING THE TRANSMISSION OF VIRUSES WITH HUMIDIFICATION

PART THREE: FINDING THE RIGHT HUMIDIFICATION SOLUTION

Now that we know that building humidification can help reduce the spread of viruses like Covid-19, it's time to consider what type of humidification solutions are available, along with their suitability for a given facility or application.

If a building HVAC system *already* incorporates humidification, you'll need to determine if it is capable of supplying 40% RH or measure the relative humidity (RH) in the building spaces using a hygrometer during a cold, dry day. It is important to confirm that the existing equipment is able to establish at least 40% RH under peak demand conditions. If you believe your humidification system is able to supply 40% RH but it is not performing, make sure that it is turned on and/or check to see if it requires maintenance. At the beginning of every humidification season you should also confirm that the tank is free of scale and operating properly. This is also a good time to see if the system due for a software update.

Options for Increasing Capacity

Assuming the system is functioning properly, but is still unable to reach the 40% target humidification after taking the above steps, it's time to explore options for increasing its capacity. Start by contacting the manufacturer to see if the current system can be modified to increase capacity. If no such modifications exist, you have several options:

1. Add capacity with additional humidification generators if the existing dispersion method can handle the capacity.

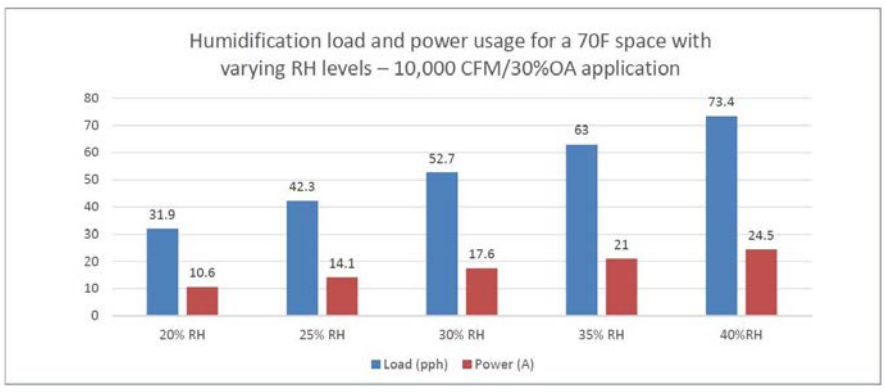
2. Explore the opportunity to reduce the outside air volume to get to 40% RH. This could be possible if it there is an airside economizer.

3. Check to see if a humidifier can be added to an existing air-handler. This is a good place to add humidity for base loads for large spaces.

4. Install a point-of-use humidifier within the ductwork to boost humidity in specific zones.

When adding capacity, keep the following in mind:

- Approximately 1 kW will be needed for every 3pph increase in humidification.

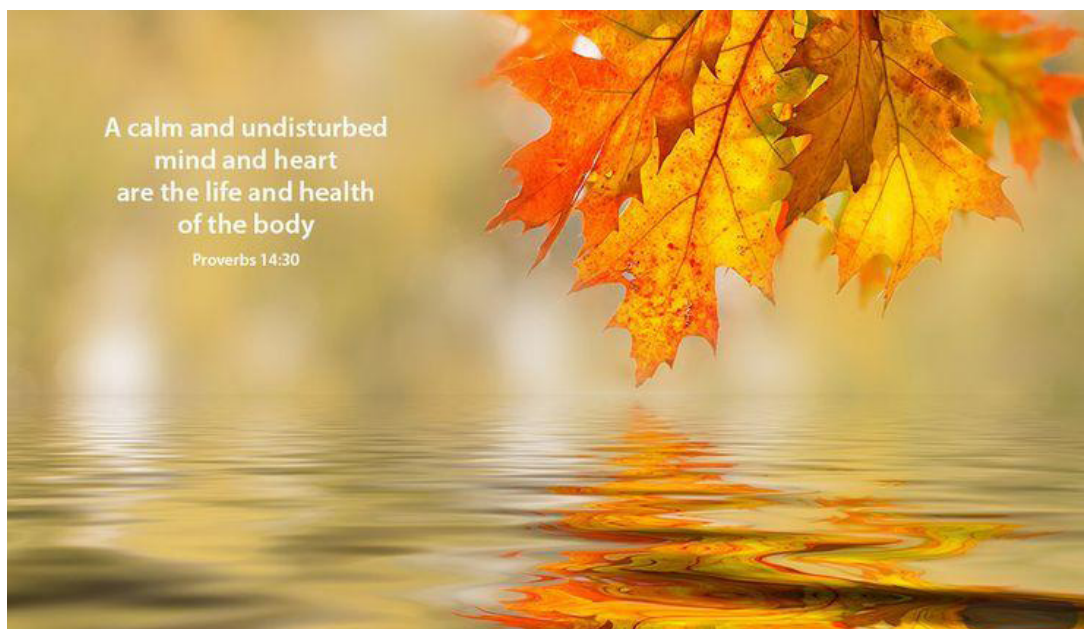


(Figure 1)

- The dispersion panel and hose/tubing may not be able to handle the increased capacity and may need a partial or complete replacement.

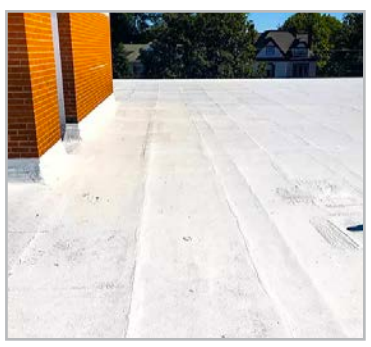
- Non-wetting distance increases with higher downstream moisture so you must account for this within the existing system. If this becomes an issue, then you can look at raising the supply air temperature to decrease this distance.

continued on page 8



NCPSMA WELCOMES NEW ADVERTISER

continued from page 3



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continued on page 6

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If you would like a reminder sent to your e-mail each month when the latest edition of the Maintenance Beacon is available online, please check below.

_____ Yes I would like a reminder sent.

THE MAINTENANCE BEACON

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Website: www.ncpsma.org

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continued from page 5

again. They support NCPSMA by attending many conventions and district meetings, becoming full members as of June 2016.

Like many of us, ACI has also had to adapt to the new normal we live in with COVID-19. Their crews use respiratory protection, maintain ample social distancing, and have added sanitation zones to all their job sites to further their ability to offer "no-touch" services. ACI also updates their recent projects, services, and other roofing information on their website (www.roofsbyaci.com) and social media (@RoofsByACI) that shows a great idea of who they are and what they do!

MANY THANKS FOR CONTRIBUTIONS

continued from page 5

the eastern and western conventions are the two brightest highlights for me each year. Getting to talk with you about your products, family and old times; as well as talking with other maintenance/facility employees has been, and continues to be, very rewarding and meaningful. I have developed friendships with so many and know I can call on you any time a need arises or just to say hello. THANK YOU for ALL you do!

I encourage each of you to continue your support through donations, advertisements, prayer, online workshops and communication. If you have not been able to support our association financially for the same reasons we have struggled, I pray you are able to hold on till this is over (we need you).

Good times are coming, I feel certain of it. I am the luckiest man around to be surrounded by such good people who continue to lift up one another. Stay safe until we are able to meet again.

Bergie Speaks, NCPSMA State President

We would like to recognize those who were able to make monetary donations to help offset the loss of income from cancelled conventions. We are extremely grateful for their generous donations:

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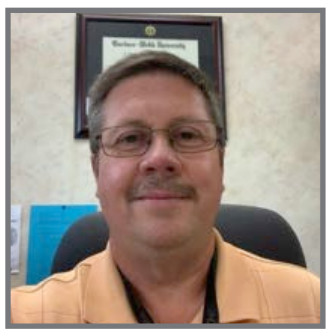
ROXIE OFF ROAD

Material for The Maintenance Beacon has been slim – more so than usual – due to not holding events. I asked some of our vendors for articles about what they have been up to during the pandemic. Many thanks to Kristie Coble with James M. Pleasants for sending the following article. We also welcome articles about your school projects.

WIN – WIN – WIN • FOR WILKES COUNTY SCHOOLS

Wilkes County Schools reaps the benefits of another successful job partnership combining James M. Pleasants Company and ACR Supply to provide a new BAC cooling tower for Wilkes Central High School.



Bergie Speaks

Kristie Coble

Josh Davis

Earlier this year Wilkes County Schools was in need of repairing or replacing their cooling tower at Wilkes Central High School. Bergie Speaks, Director of Maintenance, began the necessary work to provide a solution for the system.

Kristie Coble, sales representative with JMP comments, "After a call from Bergie, JMP performed an onsite evaluation of the existing tower to see if it was more feasible to repair and rebuild the tower or to replace it." After that evaluation was made, it was determined a replacement of the tower would be the more cost effective solution. At this point distribution needed to be brought into the process. As a master wholesale partner for JMP, contact was made to Josh Davis, the ACR Western Territory Manager, to provide his support to the project.

Josh Davis comments, "It was a pleasure working with Bergie and Kristie on this project. It is the purpose of both JMP and ACR to make these projects pain free."

continued on page 7

Being negative only makes a bad situation worse. You may have been given a cactus but that doesn't mean you have to sit on it.

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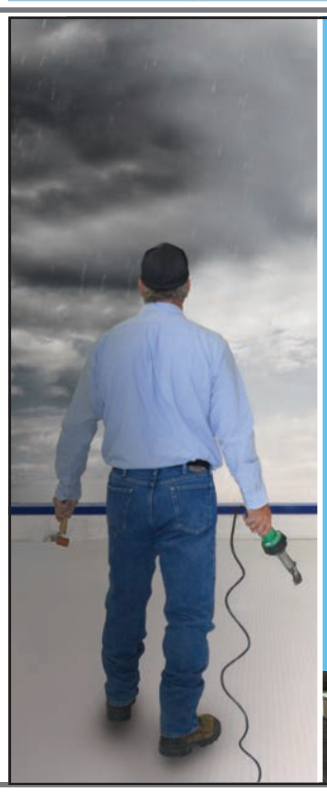

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ROXIE OFF ROAD

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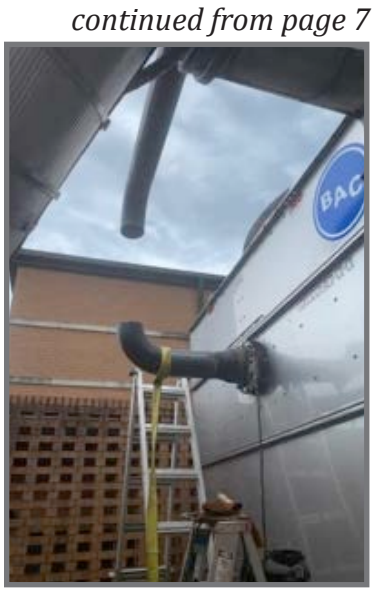

After the project was completed 'on time' Bergie commented on how well the project went. He said, "I wanted you to know, the install went great on the tower. So smooth, I'm not sure why we haven't been doing this all along. The equipment arrived on July 22 and we finished the install July 24. Everything is up and running and working great! "Thank you both very much for all your help and input. My staff said it is one smooth operating machine!"

Kristie Coble comments "When manufactures and wholesale distributors work and partner together with our school maintenance teams, these types of outcomes are the norm. It really is a win for manufactures, distribution and our school system partners."

Please contact Kristie or Josh if you have any need for this type of partnership on any of your coming projects.

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Mobile: (336) 823-2221
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REDUCING THE TRANSMISSION OF VIRUSES WITH HUMIDFICATION

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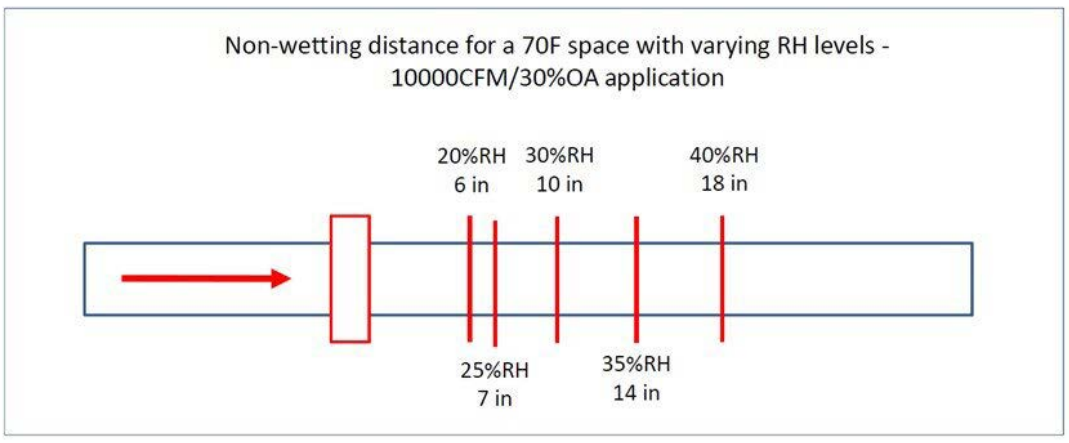

Figure 2

- Modulating sensors provide steadier control than on/off sensors, so an upgrade may be helpful.

If simply adding capacity to the existing system is not going to get you where you need to be, you'll need a new system. The good news is that commercial grade equipment can be ordered and installed within a matter of weeks. This includes both wall installed humidification systems and centralized systems that can be installed in an equipment room or on a rooftop. In either case, JMP can help you determine the appropriate size and type of equipment.

By Chris Edmondson
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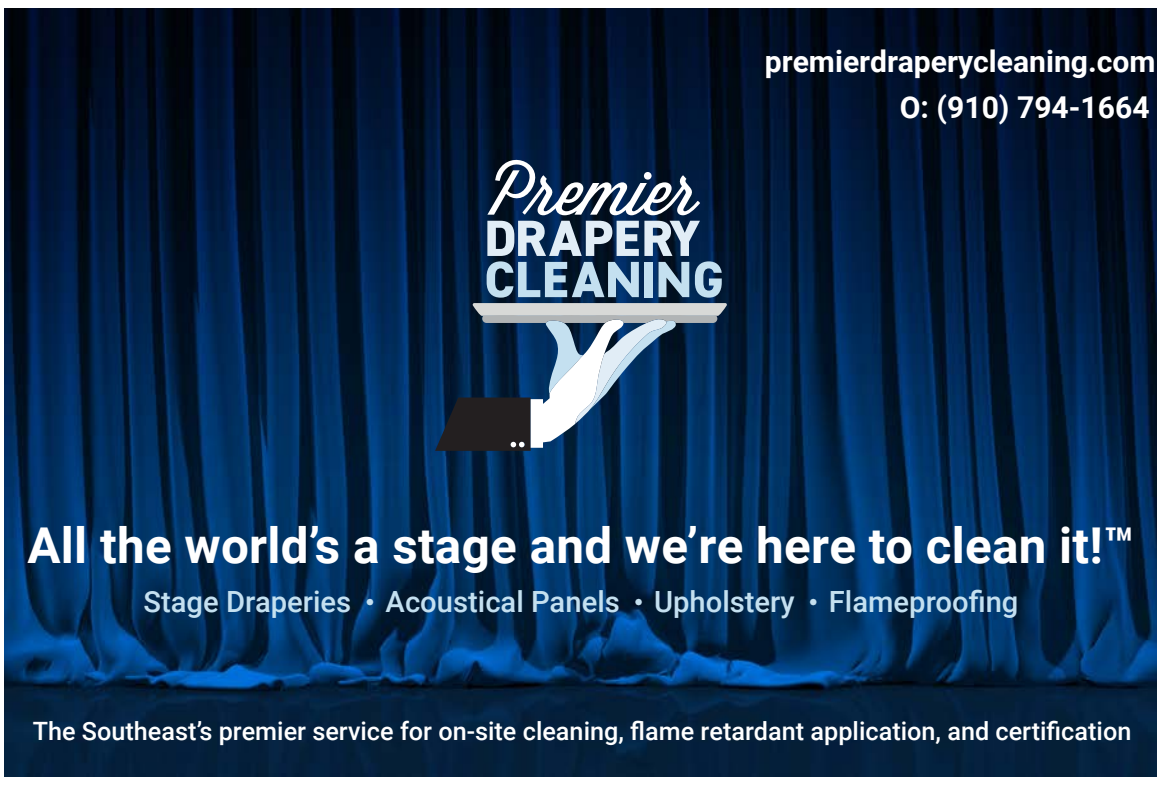

"What you are in love with
decides what you live for."
~Ann Voskamp

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