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MASSACHUSETTS ASSOCIATION OF HOUSING AUTHORITY MAINTENANCE SUPERVISORS, INC.

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MAHAMS Motto: "Professionalism through Training"

Tentative Agenda

Check with www.MAHAMS.org for an updated agenda

Monday October 18 , 2021

WORKSHOPS

- 1- **9AM- 10:30 AM. WECLOMNG SESSION.** It's great to be back and to focus on MAINTENANCE. MAHAMS Chairman Adam Brothers will address attendees followed by our Guest Speaker
- 2- **10:30AM- 12 Noon. Ten Years After Target: Sarah E. O'Leary, Esq., DHCD Risk Management Specialist & Regional Attorney Program Coordinator.** It has been a decade since the Massachusetts Supreme Court abandoned the century old "Natural Accumulation Standard" and in its decision Papadapolous v. Target Corporation adopted the new rule that a landowner must exercise reasonable care to address winter weather conditions on their property. In the ten years since this legal standard was changed Local Housing Authorities have experienced a large volume of lawsuits related to snow and ice. Many of these legal claims are meritless but they still create a heavy financial and administrative burden for housing authorities. Please attend this training to learn about LHA experiences with the defense of some slip and fall cases, and the tactics personal injury lawyers have developed over the past ten years to try to win these cases. You will get some tips about how you can adjust your winter weather response to ensure that your LHA can successfully defend any lawsuits arising from a person's failure to exercise ordinary care. Finally, we will talk about and provide samples of storm documentation that can help to prove that your LHA acted reasonably to safety respond to winter weather conditions.
- 3- **10:30AM- 12 Noon. Emergency Cleanup. Sarah Friedman, ServiceMaster by Gilmore.** Discussion will include how to determine what is an emergency, how to protect yourself, your property, and your Tenants and when you need a professional.
- 4- **1:30 PM-3 PM. PM.R Rob Garrett and Facilities Management Services Unit.** The Department of Housing and Community Development (DHCD) is changing the Performance Management Review (PMR) criteria as it relates to Facilities Management. DHCD Facility Management Specialist (FMS) will provide information about the changes and answer any question about the changes. Part of each review will now focus extensively on your local housing authorities (LHA's) ability to establish and implement an effective Preventive Maintenance Program. The goal of a sound Preventive Maintenance Program maximizes the useful life of LHA components and greatly limits LHA exposure to unanticipated loss and claims.
- 5- **1:30 PM-3 PM. Frictionless motors. Warren Little. 3M Aqua Pure Water Filtration.** Warren will discuss new technologies in hydronic motors and how to upgrade your systems when replacements are needed.
- 6- **3 PM- 4:30 PM. Apartment inspections. Rob Garrett and Facilities Management Services Unit.** This will be an abbreviated workshop on Physical Condition Standards and Inspection Training Methods, FMS' 2-day training program. Great as a refresher or introduction to unit inspections.
- 7- **3 PM- 4:30 PM. Safe Chemical Storage, Mark Prew, Simplex Janitorial Supply.** Mark will discuss safe chemical storage options, mixing, identification, and new dispensary options. Safety is the key when working with chemicals.

Tuesday, October 18, 2021

WORKSHOPS

- 8- **9AM- 10:30 AM. CapHub, CPS and CIMS. Rick Brouillard, Director of Modernization at Quincy Housing Authority**, will give a presentation on new features in all 3 DHCD software programs. Topics include how and where the LHA can use the software to store under 10K project documents, how and where to store hazardous materials test reports, how the software can estimate new projects and how to keep your capital asset inventory up to date.
- 9- **9AM- 10:30 AM. M Trauma Services Safety Training. Mike Holleran Trauma Services LLC.** Covered will be many topics that are pertinent to the day-to-day operation of housing authorities. We talk about the dangers of Bloodborne Pathogens associated with live and deceased individuals including , Hepatitis and HIV. The importance of and process of disinfecting yourself, your shoes, and your clothes if you have been exposed to blood feces, vomit, or bodily fluids. We spend time talking about the dangers of needles that are disposed of improperly, how to avoid unnecessary needle stick exposure and what to do if you have been stuck by a needle. We go over the dangers of fentanyl powder or Meth that may be found inside of a unit where illicit activities have occurred. We also tell the staff how to wear the proper PPE depending on the situation, how to dispose of it properly so they don't cross contaminate themselves or others.
- 10- **10:30AM- 12 Noon. MAHAMS State Sanitary Code Test. Rob Garrett and Facilities Management Services Unit.** Rob and his Team will discuss the Ma State Sanitary Code and administer the MAHAMS SSC Test. This is a requirement of MAHAMS Massachusetts Maintenance Supervisor Certification and MAHAMS Massachusetts Maintenance Technician Certification.
- 11- **10:30AM- 12 Noon. Maintaining Tankless and Combi Heaters. Greg Cosgrove, David Gooding Inc.** How to flush and maintain a unit. This will be a hands-on training workshop.
- 12- **MAHAMS Annual Trade Show**

Wednesday October 20, 2021

- 13- **9AM- 10:30 AM. NOON. CPR and AED Training. Cape Cod Safety Training.**
When a medical crisis occurs at the Housing Authority, maintenance is most likely to be in a position to affect the outcome. Everyone should be able to perform CPR and First Aid because most people eventually will find themselves in a home or work situation requiring it, either for another person or for themselves.
What you will learn: Massachusetts Good Samaritan Law, how it protects you. Recognizing an Emergency, and what to do! "Hands Only CPR". Automatic External Defibrillator (AED). CPR and Rescue Breathing for Adult, Child and Infant. Heimlich maneuver for choking victims.
(The Class size is limited. Please indicate on your registration form if you intend to take this class. We may be able to schedule a second class depending on the response.)
- 14- **9:00AM – 10:30 AM. Under 10K procurement. Steve Larry, RCAT Retired.** This program will discuss "Sound Business Judgement", How to develop a scope of work and what are the requirements of a public purchase under 10K.
- 15- **10:30AM- 12 Noon. Safety in the Workplace. Dave Matosky, Mass NAHRO Group Trust,** will discuss safety in the workplace. This will be a good general discussion on how to protect ourselves and those around us while at work and at home.

LUNCH with closing recap of the event with drawing of MAHAMS Scholarships