

# WCBFM 2025 CONFERENCE SCHEDULE

## THURSDAY, MAY 22<sup>ND</sup>

### SESSION 1

9:30 AM – 10:30 AM

#### NFPA 70B – Standard for Electrical Equipment Maintenance

Jennifer Fothergill – NECA NorCal

An informational presentation on NFPA 70B/E. NFPA 70B is now a standard (was formally a recommended practice) for electrical equipment maintenance, outlines mandatory requirements for developing and implementing an Electrical Maintenance Program (EMP) to ensure safe and reliable electrical systems, impacting industrial, institutional, commercial, and residential facilities.

#### Learning Objectives:

- Compliance
- Safety
- Liability

### SESSION 2

9:30 AM – 10:30 AM

#### Redefining Security: How Mobile Security Units Transform Safety with AI and Sustainability

Ryan Haley, Senior Project Manager/Enterprise Sales – Bay Alarm

Discover how Mobile Security Units (MSUs) address rising safety demands with AI-powered surveillance, automated deterrents, and eco-friendly designs. Learn how MSUs scale from breaking ground to final builds, transforming security with cost-effective, portable, and sustainable solutions.

#### Learning Objectives:

- Understand how MSUs provide scalable, AI-driven security from construction sites to finished projects.
- Explore the eco-friendly features of MSUs, including solar power and reduced carbon footprint.
- Learn how MSUs adapt to diverse industries, enhancing safety and reducing costs.

### SESSION 3

10:45 AM – 11:45 AM

#### Common Roof Leak Issues

Bob Roche, Commercial Roofing Specialist  
Citadel Roofing & Solar

Reviewing several ways to identify and keep warranties and roof conditions in compliance. Explain how to identify common areas where leaks can be found but also how to prevent them.

#### Learning Objectives:

- Common Roof Warranty Compliance Practices
- Preventative Maintenance for Keeping leaks minimal
- Types of roof systems

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### SESSION 4

10:45 AM - 11:45 AM

### 3 Signs Your Infrastructure Management Strategy Is Stuck in the Past

Inframappa

Facility managers today are expected to do more with less, maintain operational continuity, and stay ahead of safety, compliance, and budget challenges. But many teams are still managing complex infrastructure using outdated records, fragmented systems, and reactive processes.

This session will walk through the three essential capabilities every modern facilities team should have—and what it's costing you if you don't:

Clear infrastructure visibility so you always know what you have, where it is, and what condition it's in  
Collaborative access to accurate data across teams and contractors  
Proactive decision-making to avoid surprises and reduce long-term costs

If your team is still chasing down information, struggling to align across departments, or reacting to issues after the fact, it's time to rethink the way your site is managed. This session will give you a practical framework to evaluate your current approach and modernize how you operate.

#### Learning Objectives:

- Identify gaps in current infrastructure management practices that lead to inefficiency and risk.
- Understand the three foundational capabilities of modern facilities management.
- Learn how to assess your organization's readiness to modernize and take action.

### SESSION 5

12:00 PM - 1:00 PM

### Facilities Management: The True Value Proposition

Larry Morgan - CFM,SFP,FMP - Senior Facilities Manager - SAP

In today's facilities management industry, the value of our quality of deliverables is much more important than the quantity of funds spent. This presentation covers, not what we do, but why and how we deliver the value.

#### Learning Objectives:

- Topic 1: Get past the surface speak
- Topic 2: Alignment horizontally not vertically.
- Topic 3: Transformation vs. transaction.
- Topic 4: Success metrics and measurements.

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### SESSION 6

12:00 PM – 1:00 PM

#### Construction Education in the California Prison System

Emilie Bard, Harold Atkins, & Josh Flowers

There are over 40,000 people on parole in California. Almost 20 million people in the United States have a felony on their record. Learn about the construction education happening in the California prisons and the benefits to hiring those who received it.

#### Learning Objectives:

- Learn new information about prison vocational programs.
- Hear three different perspectives on correctional education.
- Hear about ways to teach safety classes without power point presentations.

### SESSION 7

2:30 PM – 3:30 PM

#### Unstoppable Motors: How to Sidestep the Top Causes of Motor Failures

Josh Iris, President – Ace Electric Motor & Pump Co.

Discover the secrets to keeping your electric motors running at peak performance by tackling the most common pitfalls head-on. The top causes of motor failures discussed in this session will include power misapplication, overheating, contamination, vibration, bearing failure, lubrication problems, and misalignment.

#### Learning Objectives:

- Learn about practical, proven strategies that prevent costly breakdowns, increase efficiency, and ensure reliability in even the most demanding environments, to protect your investment.

### SESSION 8

2:30 PM – 3:30 PM

#### Disasters Don't RSVP: What to Do When Things Go Sideways

Barry Rutherford, Owner/CFO- ServPro of Pleasanton

With over 20 years' experience in HOA management and building maintenance, Barry Rutherford breaks down what to address when water, fire, or mold damage strikes—and how to move fast and prevent secondary damage when time and decisions matter most.

#### Learning Objectives:

- Identify the key steps in water damage mitigation and how early action impacts long-term outcomes.
- Understand how to recognize and respond to potential mold issues—and why timing and containment matter.
- Learn how to communicate urgency and mitigation priorities to boards, residents, and decision-makers during a property emergency.