

Maintenance of University Facilities

Facilities Operations maintains the University’s facilities in order to support the academic mission of the University. By establishing proactive routines, preventive and planned facility maintenance programs, Facilities Operations will extend the useful life of all buildings and prevent premature capital outlay for replacement. On an annual basis, each building on campus is surveyed to evaluate its “Building System Condition.” This ongoing assessment is critical in providing a cost-effective operation by deterring the accumulation of deferred maintenance on campus. Routine data gathered includes: building name, number, age, exterior and interior materials, roof and structural systems, as well as, the condition of the building envelope, HVAC, elevator, electrical, and plumbing systems. Recently the University has contracted with an outside consultant (ISES Corporation) to develop detailed condition assessment reports on all major buildings. These facilities condition assessment reports have become an invaluable tool when renovating existing buildings.

As new construction is funded, Facilities Operations assists in establishing the University’s needs regarding planning and construction of future facilities. This allows the University to be in a positive position when meeting future challenges and handling opportunities effectively. The role of Facilities Operations is to focus on the new buildings’ systems to insure they are consistent with the University’s Design, Construction, and Renovation Standards. All University buildings must have proven engineering designs with standard building systems components, so that they can be integrated into the existing campus maintenance programs.

As building deficiencies are identified, Facilities Operations works in collaboration with Facilities Planning and Construction and Environmental Health and Safety to address building issues. Subject to the availability of funding, issues regarding SREF, life safety codes, ADA compliance, hazardous materials (including asbestos, lead-based paints and other environmental or hazardous materials), roof management, and energy efficiency are prioritized and addressed.

Operations and Work Flow

In January 2013, the Facilities Operations Maintenance unit completely redesigned its workflow process and transitioned from a trade, and shop-oriented formation to a zone based structure. The new zone structure is designed to place a team of individuals who possess all the necessary skill sets in a particular geographic zone of the main campus that they are responsible for maintaining. This redesign allows the employees to report to work in the zone to which they are assigned and enables them to remain within their respective work zones throughout their assigned shifts. All materials and equipment needed to perform their necessary tasks are found within their zone. There are a total of four zones or teams within the academic core of the main campus. Two of the teams cover the majority of the western and northern portions of the campus, with shop space located in the Teaching Academy and Communications buildings respectively. The

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Data and Analysis

remaining two teams are located near the Main Utility Plant and these serve the southern sector of the campus.