

# September Brown Bag Lunch Presentations

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Presentation 1: Building Operations Updates/Metrics

# UC San Diego

## **BUILDING OPERATIONS UPDATES SEPTEMBER 26<sup>TH</sup>, 2017**

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## BUILDING OPS MISSION

*Provide quality maintenance and repair services in a timely, cost effective, and professional manner to ensure the successful functionality and operations of all campus facilities and supporting infrastructure. Responsibility includes maintaining over 10 MGSF of Building Space, of which 4.2 MGSF is Lab Space (Complex O&M) with a current plant replacement value of over \$6.2B.*

# **BUILDING OPERATIONS METRICS**

# CORRECTIVE VS. PREVENTATIVE WORK COMPLETED

	FY15/16	FY16/17	FY17/18 YTD
AVG % CW Completed	93.80%	90.30%	85.99%
AVG % PM Completed	6.20%	9.70%	14.01%



+3.5%



+4.3%

**Building Operations Goal : Reach 80% Preventative and 20% Corrective**

# SHOP TURN-AROUND TIMES

SHOP	FY15/16	FY16/17	FY17/18 YTD
Lock Shop (Key Issues)	47.95 days (1536 WOs)	18.92 days (1388 WOs)	9.84 days (415 WOs)
Carpentry Shop	30.32 days (1030 WOs)	35.10 days (1550 WOs)	28.71 days (510 WOs)
Relamp Shop	126.88 days (2164 WOs)	118.63 days (1845 WOs)	60.65 days (534 WOs)

# BUILDING OPS COMMUNICATION TRENDS

	AVG COMM LOG % $\Delta$	AVG WORK LOG % $\Delta$
FY1617 Total Log Usage	$\uparrow$ 8.36%	$\downarrow$ 0.96%

Work Order Tracking (SP) x

Secure | <https://rmp-maximo.ucsd.edu/maximo/ui/?event=loadapp&value=pluspwo&uisessionid=4540&csrftoken=h413qn9sahghs2autfc2eh6fon>

### Create Communication

To create communication, select a template or directly enter the message and details.

Template:  >>

To:

Cc:

Bcc:

Subject:

Font:  Size:  Format:

Please be advised that this work order is complete.

If you have any questions, please call Customer Relations at 858-534-2930. They are open Monday to Friday from 7am-430pm. Customer Relations is located at Campus Service Complex Building C. Work Orders may also be submitted online through the FM portal at <https://aps-workrequest.ucsd.edu>.

REQUEST: CSC - J Ceiling Leak. Reported by Silvia Vasquez, EXT 47826

UCSD - Facilities Management

Message:

UC San Diego

**BUILDING OPERATIONS  
PROJECT TEAM**



# BUILDING OPS <\$50K PROJECT TEAM

## Staffing Plan:

- 1 Superintendent
- 1 Admin Asst. III – 1 hired
- 1 Systems Operator (HVAC)
- 1 AC/R Mechanic – 1 hired
- 1 Sheetmetal Worker
- 3 Plumbers – 1 hired
- 4 Sr. Building Maint. Workers
- 3 Electricians – 3 hired
- 1 Carpenter – 1 hired
- 2 Painters – 2 hired

## Rationale:

- Allows FM to insource low dollar, high frequency projects. 90% of FM projects are under \$50K, 46% of those are also single-trade
- Service Shop rates are 48% lower than the average contractor rate
- Estimated savings of \$697-787K annually to the University
- Gives more bandwidth back to PMs for focus on larger projects
- Reduce call backs on regular maintenance staff to assist contractors or correct issues when they arise after a project
- Institutional Knowledge

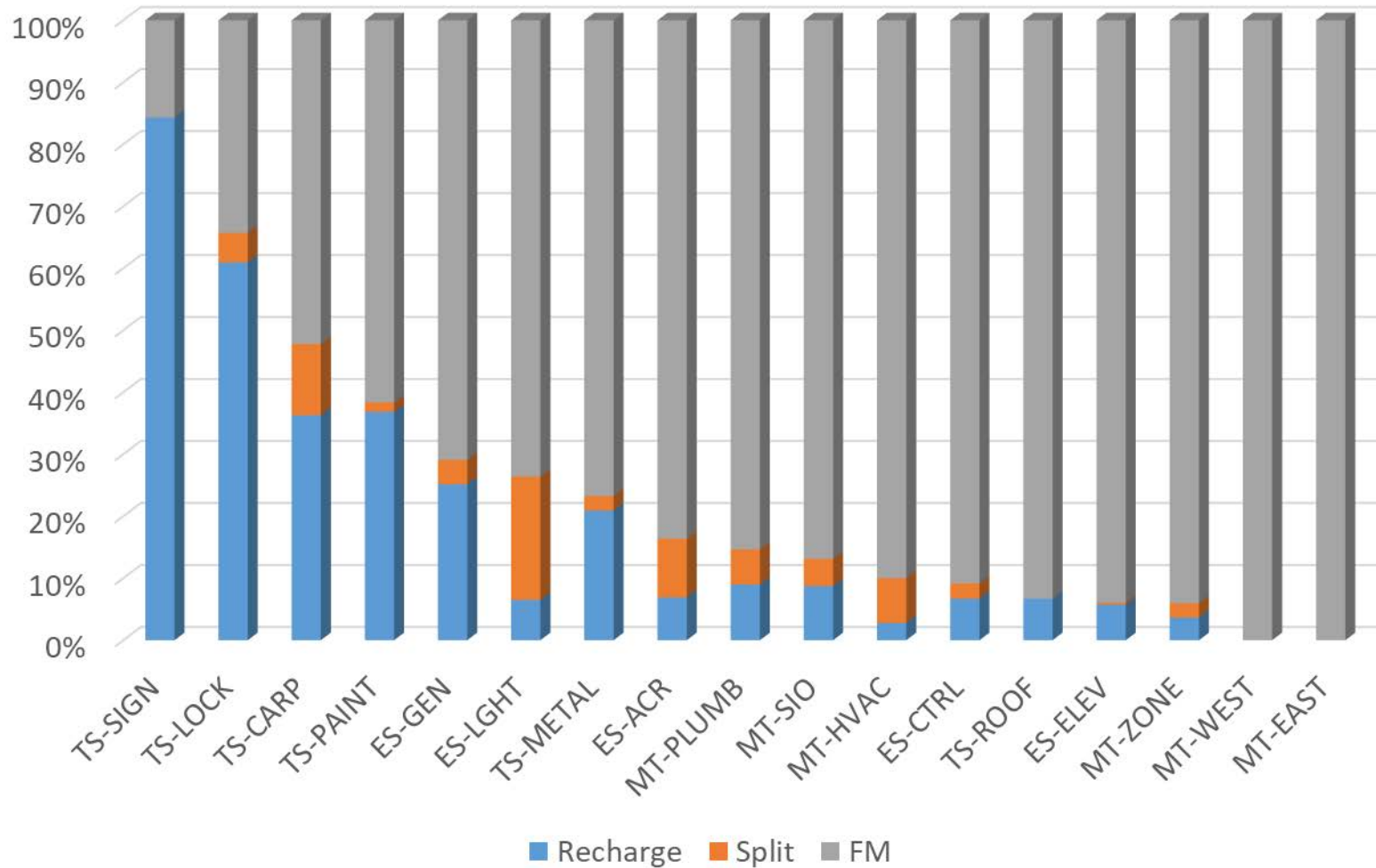
## CURRENT BUILDING OPERATIONS RECHARGE DATA

FISCAL YEAR	# WOs	% FM	%RECHARGE	%SPLIT
FY15/16	23,430	76.5%	16.76%	6.74%
FY16/17	27,561	76.94%	17.05%	6.00%
FY17/18 (YTD)	6,359 (YTD)	74.21%	19.76%	6.03%

- **+3%** increase in recharge based work over 3 years, we expect this number to climb as we hire dedicated recharge staff and can accept more jobs in-house

# CURRENT BUILDING OPERATIONS RECHARGE DATA

FY17/18 (YTD) Work Order % by Fund Source & Shop



# ROOFING / LEAK REPAIRS

# 2017 STORM IMPACT EXAMPLE

EXAMPLE: JANUARY 19<sup>th</sup> -JANUARY 23<sup>rd</sup> 2017 Storm = 191 Work Orders

Category	Count of Work Orders Issued	Count of Work Orders Completed
Roof / Ceiling Leak	82	67 (15)
Water Intrusion	41	31 (10)
Fallen Tree / Limb	24	24
Window Leak	23	16 (7)
Storm Drain	9	9
Wind Related	7	7
Storm Watch	2	2
Window Damage	2	2
Mechanical	1	1
TOTAL	191	159 (32)

# OPEN JANUARY STORM WORK ORDERS

Location	# Open WOs	Location	# Open WOs
ACTRI	2	Leichtag	1
AP&M	1	Mandell Weiss Forum	1
BSB	2	Pacific Hall	1
Career Services	1	Revelle Provost	1
CMME	1	SERF	1
Music	1	SME	1
EBU1	3	Student Health	1
EBU2	2	Student Services Center	2
CMMW	1	TPCN	2
HSS	3	UCTR 112	1
La Jolla Playhouse	1	TPCS	1
Large Animal Care Facility	1		

# 2017 ROOFING SHOP STATS

Reported Roof Work Orders 1/1/17 - Present	Count
# Work Orders Issued	<b>238</b> – 159 CW, 64 PM, 12 SERV, 3 PROJ
# Work Orders Completed	<b>140</b> – 129 CW, 2 PM, 6 SERV, 3 PROJ
# Work Orders In Progress	<b>98</b> – 30 CW, 62 PM, 6 SERV

- 2 Full-Time Roofers within our Carpentry Shop
- Large roofing/leak projects completed in 2017:
  - Student Services Center
  - Isaac's Hall Deck
  - Galbraith NE corner
  - Social Sciences Building Deck

# RESEALED WINDOWS

LOCATION	DESCRIPTION
Research Affairs 965	16 openings
CMRR	7 openings + 1 <sup>st</sup> , 2 <sup>nd</sup> , and 3 <sup>rd</sup> floor perimeters
Scholander Hall	12 windows (boom lift required)
Music Building	25 openings (scissor lift required)
Bio Field Station	6 openings
BSB	35 skylight openings
SERF	7 windows on 2 <sup>nd</sup> floor (60ft boom lift required)
EBU1	6 windows (60 ft boom lift required)
PFBH	3 windows on 3 <sup>rd</sup> floor (60 ft boom lift required)



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