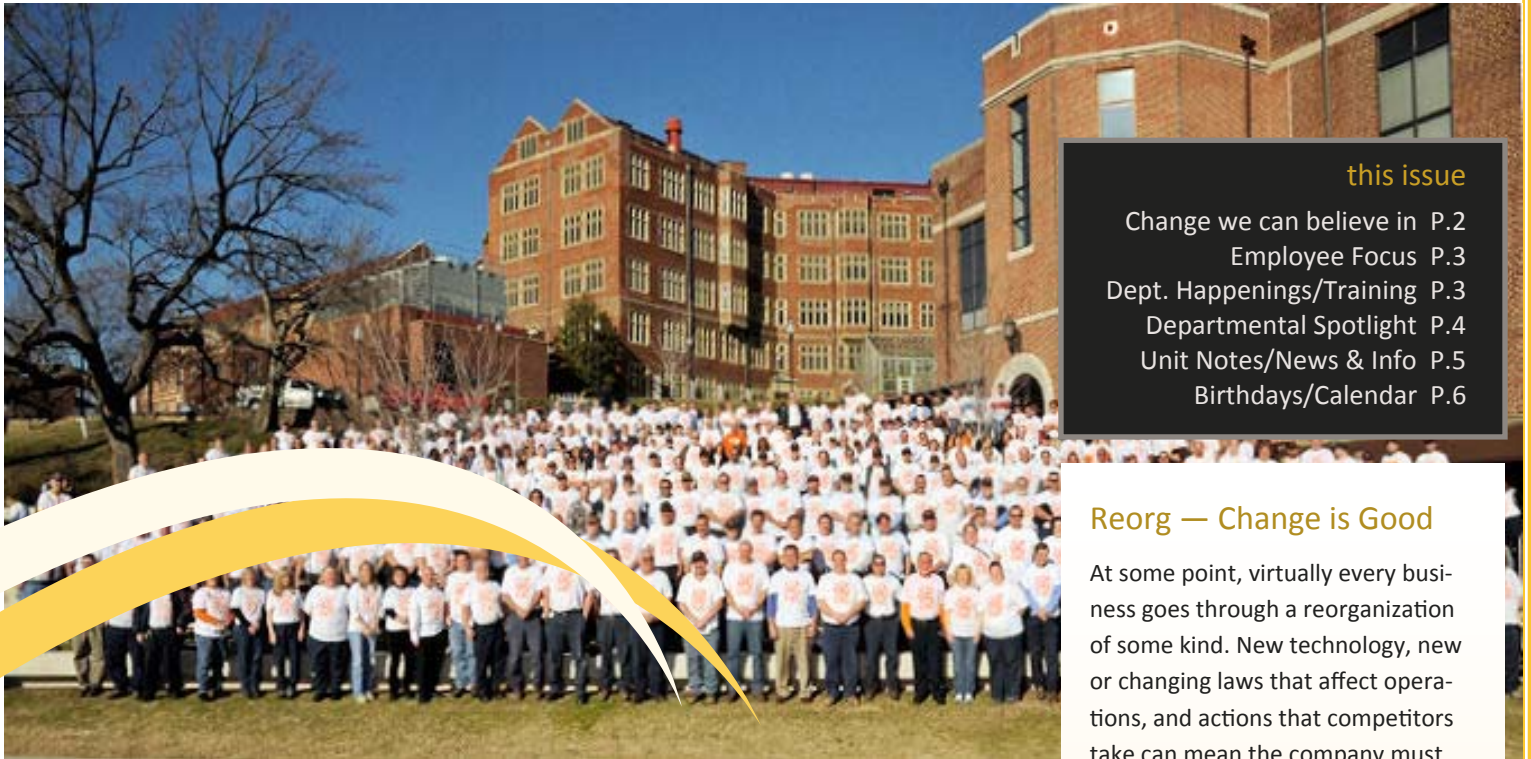




# THE FACILITIES Tator



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## Reorg — Change is Good

At some point, virtually every business goes through a reorganization of some kind. New technology, new or changing laws that affect operations, and actions that competitors take can mean the company must change or lose its competitive edge. In our case the reorganization is driven by a better way to serve the campus as a whole and... (continued on p. 4)

## End-of-Year Routines

We will also be seeing some big changes at the close of this fiscal year, beginning with the partial billing of projects... (continued on p. 2)

## EDITOR'S NOTE:

View our webpage for more:  
<http://fs.utk.edu/Newsletter>

Sydney Simpson  
Communications Coordinator

## Reorganization Interviews & New Hires

Interviewing for exempt positions in the new Reorganization have concluded and we wish to congratulate those who will be taking on new roles and new responsibilities:

- Zone Maint. Sector Supervisors: Barry Mitchell & David Cash
- Construction Supervisor: Roger McDonald
- Communications Coordinator: Sydney Simpson
- Zone Maint. STAR Superintendent: Derek Bailey
- Construction Proj. Coord. Supervisor: David Bryan

Interviews for the non-exempt positions are currently underway and filling these positions will probably not be finalized until mid-August.

# Change we can believe in...

“Nobody can go back and start a new beginning, but anyone can start today and make a new ending.” -Maria Robinson

## End-of-Year Routines

(from p. 1) ...This year all projects that would normally carry over into the new fiscal year will be partial billed instead. These partial billings will become a new project with a “-P” appended to the original project number. When we partial bill, all your labor and materials to-date are billed and then removed from our project screen. Please note:

- Partial billed projects will show ONLY labor & materials entered AFTER the partial billing was done.
- If you want to see what was partial billed...enter the project number with a -P at the end. (EX: D-12047-P)
- Requisitions that have been billed will still be in the database, but the project number will now show up with “-P” at the end. Please DO NOT change this...this indicates that this PD has been billed.
- Requisitions that had invoices paid on them, but were still open have been closed so these invoices can be billed to the project. A continuation PD has been done for all of these that have been closed and a new number is indicated in the description on the original PD.
- Labor that has been billed will be removed from the project screen. It's still in the database, but just won't calculate up on the project screen since we have already billed for it. Only labor entered AFTER the partial billing will show up.
- Materials such as Central Supply, Electric Shop Issues and Shop Stock that have been billed will also NOT show up on the projects screen, nor your labor & materials sheets. All this information is still in the database, but it will not calculate on the project screen. Only materials entered AFTER the partial billing will show up.

On July 1st we will also see a change to all of our account numbers. Each director will have an account assigned to their unit and then sub-accounts will be created for each “shop” or “division” within the director’s unit.

These changes will help keep our departmental budget in order, and they will also facilitate the move to a new computer system.

## New Computer System

The RFP for our new Computerized Maintenance Management System/ Enterprise Asset Management System (CMMS/EAM) was released to vendors on **June 6th**. Responses are due back **July 6th**, after which the IT Task Force will evaluate each response and choose a vendor. The tentative timetable for implementation is as follows:

RFP distributed	<b>June 6, 2012</b>
RFP responses	<b>July 6, 2012</b>
Invite for final formal presentations	<b>July 19, 2012</b>
Final presentations	<b>August 6, 2012 -August 9, 2012</b>
Vendor Selection	<b>August 6, 2012 -August 10, 2012</b>
Initial setup/migration	<b>August 27, 2012 -September 7, 2012</b>
Finalized Setup/ Training	<b>September 8, 2012 -November 9, 2012</b>
Training/Testing	<b>November 10, 2012 -December 21, 2012</b>
"Go Live" date	<b>January 7, 2013</b>

The IT Task Force will be expanding during this period to include an ERC member and someone from OIT to help us evaluate each system.



## New/Renewed Policies

Revised policies are on the way. Dave and the directors have all been diligently reviewing our current policies and procedures, making changes and updates when needed. Look for them to be posted in your area soon.

Policies being reviewed & updated:

- Professional Image and Conduct
- Equipment Policy
- Attendance Policy
- Code of Business Ethics
- Conflict of Interest
- Overtime

## Facilities Services Projects:

- Acad. Bldg I (Melrose) | Michael Brady oversight
- Bailey lighting upgrade | Min Kao CURRENT
- Brehm Animal Sciences | Min Kao other
- Brenda Lawson | Music
- Class Lab I | Nielsen Physics planetarium (design)
- Claxton NIMBios | Nielsen Physics planetarium
- Comm. lighting upgrade | Nursing projects
- Dougherty projects | Old Student Health
- Dougherty, Phase II fire recovery | Panhellenic
- Elect. Vehicle charge stations | Perkins 55/57/59
- Ellington | Phillip Fulmer Way
- Exterior lighting | Racheff Greenhouse ren.
- Facilities Services prog. | Res. Hall - Andy Holt
- Facilities Services prog. | Res. Hall - Shelbourne
- Glazer roof | Roofing - built up roofs (design)
- Greve Hall | Roofing - tile roofs (design)
- Greve Hall structural | SERF hoods (design)
- Henson Hall Soc. Work | SERF hoods (projects)
- Henson Hall Soc. Work | SERF projects
- Hesler Greenhouse | Senter Hall
- High volt. Distribution | Shingle roofs off Campus
- Hodges - One Stop | Shingle roofs on Campus
- Hodges - One Stop | SSR oversight
- Hodges Commons | Sorority Village
- HPER lighting upgrade | Steam distribution
- Humanities classrooms | Steam Plant-Natural Gas
- Interior lighting | Stokely Mgmt fire alarm
- JIAMS | Stormwater permit
- Lake Loudon streetscape | Strong Hall
- Lake Loudon streetscape | Student Serv. lighting
- Lake Loudon streetscape | Student Union
- Landscape Master Plan | Sutherland I-M fields
- Law College | Tickle Building
- Lot 9 Garage | Transformer replacements
- McClung Tower Struct. | Tyson House repairs
- Melrose streetscape | Utilities survey
- Melrose streetscape | Vet School expansion
- Metering | Walters





## Employee Applause

Sherrill Cox & Tracy Ridings

Great thanks and kudos to Sherrill and Tracy for all that they do with utilities & projects! This year we need to give a special "thank you" for all the extra effort that they have given at this year's year-end close out.

Due to the new partial billing procedures this year, closing out projects, work orders, and purchasing documents have been especially demanding.

## Employee Evaluations

Employee evaluations were completed these last two months. A new twist this added year—all managers/supervisors who have an employee in their direct supervision OR in their responsible unit, department, or division that does not have an evaluation completed will also not be eligible for a merit raise.

Facilities Services turned over 460 evaluations to HR this year.

**"Everything that can be counted does not necessarily count; everything that counts cannot necessarily be counted"**

- Albert Einstein

## New Employees

KIMBERLY ASHFORD (SERVICE AIDE I)  
MICHAEL BILLINGTON (CRAFTS SPECIALIST II)  
GEORGE BURRESS (CRAFTS SPECIALIST I)  
JON CARLETON (UT STUDENT ASSISTANT)  
RANDALL CARVER (SERVICE AIDE I)  
JUSTIN DOTHARD (UT STUDENT ASSISTANT)  
RACHEL DUDNEY (UT STUDENT ASSISTANT)  
MUKAMUGANGA EMERANCE (SERVICE AIDE I)  
KAYITESI GAHIMA (SERVICE AIDE I)  
MICHAEL GIPSON (SERVICE AIDE I)  
KENNETH HENDERSON (SERVICE AIDE II)  
ALFRED HENRIQUEZ (SERVICE AIDE I)  
KATHERINE HENTHORNE (SERVICE AIDE I)  
CHELSY HOPSON (SERVICE AIDE I)  
GERALD JOHNSON (SERVICE AIDE II)  
JAMMIE MARTIN (SERVICE AIDE II)  
JINAN NASER (SERVICE AIDE I)  
KENDRA NICELY (SERVICE AIDE I)  
JACOB PIEPER (UT STUDENT ASSISTANT)  
TARA POPLIN (SERVICE AIDE I)  
CHRISTOPHER ROGERS (SERVICE AIDE)  
TIMOTHY SOLOMON (SERVICE AIDE I)  
DOUGLAS TONEY (UT STUDENT ASSISTANT)  
JOEL VARNADORE (SERVICE AIDE II)

## Retiring (Congratulations!)

William Burnette (Steam Plant), 34 yrs  
Dale Fisher (Plumbing Services), 18 yrs  
Donald Holbert (Prev. Maint.), 42 yrs  
Dana Howard (Prev. Maint.), 24 yrs  
Ronald Kidd (Steam Plant), 12 yrs  
Rose M. Mack (Building Services), 17 yrs  
James McClellan (Prev. Maint.), 23 yrs  
Dwight Morgan (Prev. Maint.), 12 yrs  
Eursal Payne (Plumbing Services), 38 yrs  
Willard Pippin (Electrical Services), 19 yrs  
John Smith (Prev. Maint.), 30 yrs  
Teddy Tackett (Building Services), 44 yrs

## CPR/AED classes

Tentative Schedule:

July 10 (AM session)

July 13 (AM & PM sessions) 9:30-11:30  
and 1:00 until 3:00 p.m.

August 2 (AM session) includes first aid  
as well as CPR/AED.



## Four New AEDs

We have received 4 AEDs to be placed in Steam Plant, Grounds (hill), Building Services, and Plumbing Shop.

An AED or "Automated External Defibrillator" is a portable device that automatically diagnoses irregular heart beats in a patient. It can also treat a patient through defibrillation, the application of electrical shocks that stops the irregular beating,





## Sightlines Benchmarking

Facilities Services has contracted with “Sightlines” (<http://www.sightlines.com>) in order to benchmark its operations with other universities from around the nation. Strategic benchmarking has the power to create real, sustainable change on the campus by allow Facilities Services to “tell its story” with a set of statistical data comparing its operations with other top universities. Sightlines’ comprehensive database of campus facilities information enables unparalleled insight into current trends and best practices from the likes of other SEC schools such as:

- Mississippi State University
- University of Alabama
- University of Arkansas
- University of Mississippi
- Texas A&M
- University of Missouri

As well as with other top national schools including:

- University of Michigan
- UMD – College Park
- University of Illinois
- Ohio State University
- Rutgers University
- UC Davis
- University of Minnesota
- Purdue University
- Penn State University
- Texas A&M
- Indiana University

### Michigan State University Clemson University

Armed with statistical benchmarks, Facilities Services will be able to create a more compelling case for spending level targets and improvement plans that align resources, needs and mission goals. In order to implement change statistical analytics and institutional comparisons are necessary to properly evaluate our current operational processes — Sightlines gives us the numbers, reports, and correlations to adequately evaluate those processes.

-Kevin A. Garland  
Comm & Info Services Director

### EYE ON FACILITIES

#### Current Industry Trends

With significant construction projects in and around campus, how do we keep students, staff, and faculty aware? Create a Facebook page, of course. Though it's early yet for facility institutions foray into social media, the numbers present a compelling case for exploring this new way of connecting with key audiences and with other facility organizations. Look for our own Social Media pages as our new Communications Coordinator helps to propel us onto that stage.

#### Reorg — Change is Good

(from p. 1) ...to support the university in its mission to become a top 25 research institution. By focusing on maintenance, we can convert our department from a reactive unit to a proactive team. We'll be better able to align our resources for customer service and convenience, ultimately leading the drive to the top 25 and becoming a facilities industry leader.

**“We can’t reach our Top 25 and Masterplan Goals without our FACILITIES GROUP being Top 25.”**

—Chancellor Jimmy Cheek

**Q: Who had a presentation at this year’s Tennessee Association of Physical Plant Administrators (TNAPPA)?**

A: Our very own Gordie Bennett. This year’s conference was held at Tennessee State University and had an environmental sustainability theme. Thank you for your contribution and taking the time to present! Gordie’s PowerPoint presentation may be viewed online at:

<http://fs.utk.edu/energy/tnappa2012.pdf>





## Metering Our Water Usage

Over the past two years, the Facility Services Plumbing Department has been busy purchasing and installing water meters on all campus buildings. The meters have the ability to be read remotely at any time through radio waves transmitted back to a central location. Facilities Services has installed the metering to be able to effectively monitor usage on buildings, equipment and irrigation. KUB provides water to the campus and has water main service to about two thirds of the buildings while the University is responsible for all distribution and maintenance after KUB metering. Facilities Services has the remaining one third of the water distribution from several KUB service meters to feed internal mail loops from which individual buildings are fed. The University's distribution feeds are on and around the Hill and also the Ag campus. KUB has also been replacing meters adjacent to the campus and though out the campus to the building that they directly serve. Besides the meters being installed on the water mains, metering is also being installed on sub, or secondary meters. There have been about 175 meters with transmitters installed at a cost of \$196,000 and an installation cost of \$150,000. Not only were the meters installed on the building main water lines but also on equipment make up water lines and irrigation systems. Water used in and on equipment that is evaporated during operation such as a cooling tower or by an irrigation system does not go to the

sewer system. Thus savings will come from these secondary meters not being charged the sewer usage on water. As an example, the Baker building has used about 580 cubic feet of water in the cooling tower which translates to \$3491 in savings. On the line that feeds the irrigation for the Football field, a 6" line, has used around 124 cubic feet over the last four months which results in a savings of roughly \$745. As water usage increases over the summer months with irrigation and additional cooling needs, the savings will benefit the overall campus

-Roy Warwick  
Utilities Services Director



## Interior Lighting Upgrades

Facilities Services continues to find ways to save electricity and reduce utility costs. With special funds earmarked for energy savings, four buildings with older lighting fixtures were selected for upgrade.

The first building selected and completed was The Jane and David Bailey Building. The majority of the original 787 light fixtures used old technology T12-40 watt lamps that total an hourly usage of 98,916 watts per hour. The older rapid start thermal magnetic ballasts in these fixtures also produces heat that increases the energy usage on the buildings air conditioning system.

The 813 new light fixtures installed use fewer lamps and have a T8-32 watt energy saver bulb that total an hourly usage of 64,761 watts per hour which helps us save 33% off the original power usage. The special parabolic louver in the fixture is designed to increase the efficiency of the fixture by 25%. A new 3-bulb fixture is designed to put out the same amount of light as an old 4-bulb fixture. Further savings are realized by a solid state electronic programmed start dimmable ballast that produces very little heat. Each room has a dimming switch which can be adjusted by the room occupant(s) and an occupancy sensor that automatically turns the lights off when the room is unoccupied. The yearly energy savings for the installation is calculated to be at 33-40% less depending on use.

One other benefit that UT receives for the lighting installation comes from the TVA energy right solution program. We are eligible for their incentive rebate program. The Jane and David Bailey Building project may be eligible to receive a one-time energy rebate of \$6,500.

-Tim Tomlinson  
Assistant Director (interim)  
of Construction Services

## Aerial Thermographic Surveys











With thermal imaging, water on a roof will show up in contrast to the dry roof decks. The picture at the right is the roof of the College of Nursing Building. The areas in red indicate water under the roof while the yellow areas indicate some moisture, but not as much as the red. The STAR team and other members of Zone Maintenance will be using tools like this in order to move into a Predictive Maintenance mode so trouble can be spotted before it becomes trouble.

-Terry Ledford, Zone Maintenance Director



# May 2012

# June 2012

Sun	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1 	2	3	4	5						1	2
		Pay Day											
6	7	8	9	10	11	12	3	4	5	6	7	8	9
13	14	15 	16	17	18	19	10	11	12 	13	14	15	16
Mother's Day 		Pay Day							Pay Day				
20	21	22	23	24	25	26	17	18	19	20	21	22	23
							Father's Day 						
27	28 	29 	30	31 			24	25	26 	27	28	29	30 
	Memorial Day	Pay Day		Exempt					Pay Day				Exempt

## Birthdays

Chris Stroud	5/2	Bobby Curington	5/20	Samuel Brown	6/9
Patrick Call	5/3	Joshua Webb	5/21	Kim Gregg	6/9
Johnny Waggoner	5/4	William Smith	5/21	Donald Garden	6/10
Hattie Blair	5/4	Michelle Johnson	5/21	Forrest Anderson	6/10
Jack Gress	5/4	Crystal Strange	5/21	Debra Smithers	6/10
Eric Poe	5/5	Joshua Rains	5/22	Sheldon Yeatts	6/11
Donald Holbert	5/6	Sandra Slusser	5/23	Corey Breeden	6/13
Michael Billington	5/7	Jerry Lawson	5/25	Jamie Beard	6/15
Keith Downen	5/8	Randy Chamberlain	5/26	David Nichols	6/15
Victor Popescul	5/10	Veaceslav Iusceac	5/27	James Rose	6/15
Randy Alfrey	5/10	Richard Petre	5/29	Lewis Love	6/16
Richard Gilmore II	5/11	Amy Miller	5/30	Fannie Owens	6/17
Daniel Webger	5/11	Joel Gilliland	5/31	Jason Smith	6/18
Teddy Tackett	5/11	Rachael Keihl	5/31	Robert Bayless	6/19
Austin Shoffner Jr	5/12	Michelle Johnson	5/21	Randal Mathes	6/19
Michael Duncan	5/13	Crystal Strange	5/21	Kelly Burnett	6/20
Douglas Mikels	5/13	Joshua Rains	5/22	Daniel Mace Jr	6/20
Jordan Doane	5/13	Sandra Slusser	5/23	Charles Burton	6/22
Larry Fox	5/14	Jerry Lawson	5/25	George Beets	6/22
Kenneth Gervin	5/15	Randy Chamberlain	5/26	Benny Willings	6/22
Tiffany Shuler	5/16	Veaceslav Iusceac	5/27	Kayla Kirkland	6/22
Dwight Morgan	5/16	Richard Petre	5/29	Michael Weaver	6/24
Gary Phillips	5/16	Amy Miller	5/30	Roy Caughron	6/24
Boston McCown II	5/17	Joel Gilliland	5/31	Robert Crumley	6/27
Gunaranjan Arepalli	5/17	Rachael Keihl	5/31	Stephen Lowery	6/27
Charles Frank	5/18	Anthony Lawson	6/1	Donna Smith	6/27
Aaron McGhee	5/18	Steven Bodenheimer	6/1	Cameron Bolin	6/28
Coty Cross	5/18	Jerry Johnson	6/1	Joseph Whitton Jr	6/28
Christopher Spangler	5/18	Derek Mathes	6/3		
Anthony Seabolt	5/18	Lisa Boling	6/6		
Mark McGill	5/19	Randy Brooks	6/8		

The 'Tator, your bi-monthly  
"fix" of facilities news  
May/June



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