

Facilities Services Weekly

July 22, 2019

ADMINISTRATION • FACILITIES OPERATIONS • ZONE MAINTENANCE • ADMIN. & SUPPORT
COMMUNICATION & INFO SERVICES • UTILITIES • DESIGN • CONSTRUCTION

ADMINISTRATION

Special Projects:

Success doesn't come from what you do occasionally. It comes from what you do consistently.

FACILITIES OPERATIONS

Landscape Services:

- Conduct interviews for two foreman positions.
- Melrose Hall: Begin landscape renovation of east courtyard.
- TREC: Begin driveway connector between two parking lots on Andy Holt Ave.
- Volunteer Blvd Streetscape: Final plant and irrigation walk inspection with contractor and designer.
- Student Union Phase II: Resolving issues with irrigation system following walk-through with contractor (cont.).
- Sorority Village: Prep and mulch landscape beds for recruitment starting in late July (cont.).
- Steam Plant: Excavate for sanitary sewer upgrades (cont.).

Turf:

- Johnson/Ward Pedestrian Mall: Renovation of event lawn from fescue to Bermuda (cont.).
- West Campus Buildings 3 & 6: Coordinate event lawn sod replacement to meet specifications (cont.).
- Adjust mowing schedule to accommodate campus events.
- Isolate and protect irrigation systems throughout campus to accommodate various construction projects (cont.).

Arboriculture:

- Volunteer Blvd: Raise tree canopies to improve visibility.
- Water all newly planted trees.
- Sorority Village: Routine maintenance on mini-forest project in detention pond.
- Continue summer work plan (pruning and removals).
- (Campus wide) Update tree inventory data (cont.).
- Interview candidates for vacant and seasonal positions (on-going).
- Landscape Academy: Conduct training sessions and continue development of upper level curriculum.

Lock and Key:

- Stokely Management Center – make file keys.
- HPER – Provide mortise and key lock.
- Dougherty Engr. – repair lock.
- Physics – repair locks.
- Kingston Pike Building – provide lock for new fuel trailer.
- South Stadium – repair lock.
- Magnolia/Dogwood – setting up and installing maint. cores.
- University Housing – many recores and repairs.

Sanitation Safety:

- Worked on monthly building interior PMs.
- Worked on bi-annual building exterior PMs.
- We have rodent control ongoing at Thompson Boling Arena and Neyland Stadium.
- Pest Control for the Football season prep has begun at Neyland Stadium.
- Completed on-demand Pest Control work requests.

ZONE MAINTENANCE

Zone 1:

- We still continue to work on Reese and North and South Carrick Halls.
- All buildings will start their complete turnaround on August 1.
- For the next few weeks, flushing out A/C stacks in both the Carrick and Reese will be taking place.

Zone 3:

- We will be working in Sororities and Fraternities making any repairs needed for our customer's return.
- Our team continues to work on LED lighting at Middlebrook Pike and the Black Cultural Center.
- Most of our quarterly inspections are complete. We will focus on HVAC systems to make sure they are performing well with the summer heat.

Zone 7:

- Repaired A/C units.

ZONE MAINTENANCE CONTINUED ON PAGE 2

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ZONE MAINTENANCE CONTINUED:

- Replaced stained ceiling tiles.
- Replaced burned out bulbs.
- Checked emergency lighting.

Zone 8:

- We continue working in classrooms and common areas making repairs so we are ready for the start of this semester.
- Our team continues to work on LED lighting in Plant Biotech.
- We will be focused on HVAC this week.
- We will be cleaning mechanical areas and inspecting building equipment.
- One Call will be responding to customers needs and assisting with lighting projects.

Zone 9:

- Answering calls.
- Unlocking doors.
- Continue to install LED lights throughout the zone.
- Changing air filters at A&A.
- Flagged traffic for A/C shop while they installed new chiller at Communications.
- Assembled furniture at McClung Tower.
- Assembled shelves at HPER.
- Cleaned pool filters.
- Worked power outage.

Zone 11:

- At Parking Services, we worked on leaking toilet on 2nd floor and changed flush bearing.
- At Neyland Stadium, we are continuing to switch lighting over to LED and checked and replaced faulty bug eye lighting.
- At Football Complex, checked and adjusted chemicals in pools and checked and replaced light in hallway on 2nd floor.
- Worked power outage and checked that equipment was back up and running throughout zone.
- At Allan Jones, we checked and adjusted chemicals in pools and worked on Lutron lights in coach office
- At Regal Soccer Stadium, we are continuing to work on

outside lighting.

- Throughout the zone, we are conducting general building maintenance.

Zone 14:

- Installing casters on equipment in Panda Express in the Student Union.
- Working with pest control in Presidential Court.
- Checking air handlers, grease, belts, filters, and bearings in all dining halls.
- Checking exhaust systems in all dining halls.
- Checking make up air units in all dining halls.
- Continuing maintenance on mobile football equipment in all dining halls.
- Replacing burnt wiring in cooler in Presidential Court.
- Replacing ceiling tile in Stokley.
- Replacing ceiling tile Art & Architecture.
- Equipment PM in the Arena.

COMMUNICATIONS & INFO SERVICES

Communications & Public Relations:

- Anna is compiling the 2019 Annual Report.
- Anna is compiling the Facilitator for August.
- You can find the recent issue of The Facilitator by visiting: <https://fs.utk.edu/facilitator/>
- The electronic employee comment box can be found at tiny.utk.edu/fscommentbox.
- Help us nominate our next Facilities Services Employee of the Month at tiny.utk.edu/fseom.
- Help us to nominate our next Facilities Services Exceptional Team at tiny.utk.edu/exceptional.

Employee Training & Development:

Upcoming Training:

- Arc Flash training will be held on Tuesday, July 23, at 8:30 a.m. in FSC 121.
- Distracted/Defensive Driving training will be held on Wednesday, July 24, at 8:30 a.m. in FSC 101.
- Two Steam Seminar sessions will be held on Wednesday, August 7 at 8:00 a.m. and 10:00 a.m. in FSC 101.

COMM & INFO CONTINUED ON PAGE 3

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COMM & INFO CONTINUED:

Training News:

- Don't forget to sign up for 2 Factor Authentication (2FA). Sign up here: <https://oit.utk.edu/accounts/2fa/> or reach out to Beth or Rebecca with questions. We will be hosting sign up events with OIT over the course of the summer.
- CCP has started and will run over the next 15 weeks. We are excited for the Building Services employees that have undertaken this opportunity to advance their skillset!

IT & Computer Maintenance:

- New Computer installations.
- Training.
- New printer setup or replacement.
- Monitor troubleshooting.
- Hard drive repair (attempting).
- Outlook help.
- Conference room setup.
- Upgrades to Windows 10.

UTILITIES SERVICES

Air Conditioning Services:

- Annex B – removed 2 split systems for demo of building.
- Carrick – replaced compressor for south elevator.
- Orange – replaced motor on CWP 1.
- Orange and White – continued servicing of WSHP units.
- Conference center – worked on walk in cooler.
- 1610 University – Repaired Aeon unit on roof.
- McClung Museum – repairs on air handler.
- WUOT – repaired 2 units at transmitter site.
- Andy Holt – installed new chiller and cooling tower.
- Fred Brown – replaced motor sheave in No. 2 cooling tower.
- Hodges Library – replaced motor coupling in cooling tower cell no. 3.
- Hesler – rebuilt secondary chilled water pump.
- Facilities Services – repair fresh air make up unit.
- Jessie Harris – Completed installation of fan coil unit in room 115.

CONSTRUCTION SERVICES

- Anderson Training: Add 3 lights to Smokey's Grill.
- Andy Holt Tower: Paint 511, 611, 619.
- Art & Architecture: Carpet room 204; Access controls in 121; Painting and misc. work in Wood Shop; Remove display boards 103A.
- Bailey Education: Power for monitor; Paint and carpet A110, A216, A226, A246.
- Baker Center: Carpet 123, 202, 204, 205, 207-208 and corridors; Paint the reading room, 202 and 203.
- Biosystems Lab Building: Renovate classrooms 199A and 199B.
- Campus: Window replacements Hoskins, Jessie Harris, Ferris, and Perkins; Eyewash replacements in several labs; Replace steam line sections and valves; Install hand dryers in several buildings; Security locking for classrooms; Seal penetrations in several buildings.
- Carrick Halls (North and South): Clean exterior and apply brick sealer.
- Ceramics Annex: Demolition and new green space.
- Claxton: Paint 438, 439, 452, 453; carpet 317, 320; Signage for 203; Power for monitor.
- Communications: ADA opener on door near Dean's office; Paint and carpet 338; Access controls and door 43; Carpet 473, 474, 469, 462; Paint 469 and 473; Carpet 66, 91, 101, 107; paint 432A; Demo cabinets, install counter and furniture 91; Marker boards and carpet in 321 and 402; Paint 306 and 306A; Paint carpet, etc., 48, 52A, 52B, 61, 62; Connect old generator to UPS on 1st floor; Carpet lobby area 399A; Carpet and paint 326, 333, 335A; Water bottle fillers on 1st and 4th floors.
- Conference Center Building: Replace carpet in 308 and 309; Paint and carpet in 2nd floor suites 209, 215, 224, 230, 231.
- Dabney Buehler: Repair acid drains; Electric, sink and gas piping 606 and 613; Paint 301.
- Delta Tau Delta: Replace louvers in doors.
- Dunford Hall: Remove wall between 114 & 115; Remove closets 134; Paint 2430 and 2431; Install lockers in lobby of Disability Services; Paint 2629; Renovate 2nd floor; Install lockers; Paint 2629; Signage on 1st floor.
- Early Learning Center: Remove tire mulch from playground (Lake Ave.).

CONSTRUCTION CONTINUED ON PAGE 4

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CONSTRUCTION CONTINUED:

- Fab Lab (Jewel Building): Replace glass store front; Electrical connections for CNC router.
- Ferris Hall: Renovate 207.
- First Impressions Contest: 10 Projects for contest winners.
- Food Science: Replace door 305; Lab cabinet additions 306.
- Garages: Conduits for antennas and camera in Vol Hall Garage and McClung Garage.
- Greve Hall: Shelving in G002, G006A and G006B.
- Hearing and Speech: Wall repair 203 and 205; Tuck point south wall.
- Henson Hall: Remove sink in 403.
- Hess Hall: Renovate OIT rooms in K and H areas.
- Hodges Library: Paint 650 and 617; Patch and paint 131, 605, 652, 654, and 642; Receptacles in 652 and 653; Renovate classroom 253; Make private offices G016; Automatic door opener G020.
- HPER: Power for monitor.
- Jessie Harris: Extend 209 & 242 into storage rooms; Install monitor 428; Paint, carpet and lighting in several rooms.
- JIAM: Electric and plumbing in 256; Electric and exhaust connection in 242; Connect polishers 152.
- Lambda Chi Alpha: Floor drains in basement.
- Laurel Hall: Paint interior.
- Lindsey Nelson Stadium: Add curbs around bull pen.
- McClung Museum: Remove wall and renovate 64B; Additional cabinets in 64.
- McClung Tower: Paint and LVT in 604 and 708; Replace flooring 210, 511A.
- Middlebrook Building: paint several areas.
- Min Kao: Electric work in 117 and 119.
- Morgan Hall: Renovations per POCA; Paint and carpet 302I and 314B.
- Mossman Building: Electronic door lock override switches; Voice messaging over fire alarm system.
- Neyland-Thompson Sports Center: Repair exhaust fans.
- Nielsen Physics: Tuck point parapet wall; Paint and flooring in 512; Convert room 201 into collaborative space; Replace spline ceilings on 6th floor; New flooring in 210 and 207.
- Nuclear Engineering: Projector screen and painting.
- Parking Lots GF2, GF3 and GF4: Repave.
- Pratt Pavilion: Convert men's restroom to women's.
- Presidential Court: Repairs on ground floor and dining area.
- SERF: Replace nitrogen generator; Painting and casework removal 115; Change locks 309; Power pole in 515B.
- SMC: Power in 201 and 241; Removable handrail at loading dock; Paint 4th floor; Paint 231, 625, 627; Carpet and paint 304, 314, 607, 617, 618.
- Senter Hall: Access control exterior doors.
- Strong Hall: Replace door lock switches; Install donor plaques.
- Student Services: Blinds in 333, 334, 335, 336, 337; Painting 111A; Add glass to doors 301; Electric in 320; Clean windows; Paint stairwells.
- Student Union: Signs for various areas; Panic buttons in 383; Lights and painting in Vol Shop; Emergency locking.
- Taylor Law: Paint 347, 349, 153, 278 and stairways; Carpet ground floor of library; Door operators 137, 138; Touch-up desks in 5 rooms.
- Thompson-Boling Arena: Corrections to fire doors.
- Tom Black Track: Add water line at main gate.
- TREC: Bike rack; Renovate studio 8/10; Add door to 204; Replace carpet with artificial turf 222; Refinish wood floors; Replace damaged floor tile in corridors.
- Tyson Alumni House: Carpet the stairs; Touch-up painting.
- Vol Hall: Replace brick at patio.
- Walter Life Sciences: Renovations for new occupants.
- 1610 University Avenue: Reconfigure cubicles.

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THE COMMENT BOX

The following comments/questions were submitted to the FS comment boxes. Below each comment/question is the response from Associate Vice Chancellor Dave Irvin.

If you have a question about one of Dave's responses, please email him at irvin@utk.edu.

Comment: Are we ever going to get our "market" raises? Every time we ask we get turned away and/or get told "we're working on it." When you work for the University of Tennessee and cannot afford to live in the cheapest apartment in Knoxville, THAT'S NOT RIGHT!!

Response: *Rather than giving you a short answer to your tough question, I prefer to have a longer discussion when I meet with small groups in Facilities Services in coming weeks.*

Comment: Walking on the concrete floor at the Facilities Services Complex everyday seems to be taking a toll on my feet and others I have talked to. Is there any way rubber flooring can be installed?

Response: *I understand the problem. Unfortunately, at this time we do not have funds for this type of addition.*

FACILITIES SERVICES Employee Comment Box Locations:

- Facilities Services Complex Break Room
- Facilities Services Shop Area
- Hodges Library outside room 171a (new)
- Steam Plant (near time clock)
- Steam Plant Hill Breakroom (new)
- Neyland Biology Annex near room 128
- Ellington Plant Science room 4
- SERF outside of room 426
- Former Sanitation Safety (Pest Control) Area at Facilities Services Volunteer Blvd. Location
- The electronic employee comment box can be found at tiny.utk.edu/fscommentbox.