



Building Services Divisional Activities

January 2009



Highlights for the Month:

Protecting the integrity of guttering on District facilities has always been a challenge. The Special Projects shop is fabricating gutter guards for each site. Once installed, the likelihood of having damaged gutters due to technicians and contractors accessing roof tops will be greatly diminished. The Special Projects shop is coordinating with the Preventive Maintenance shop to establish the best locations to install the gutter guards.

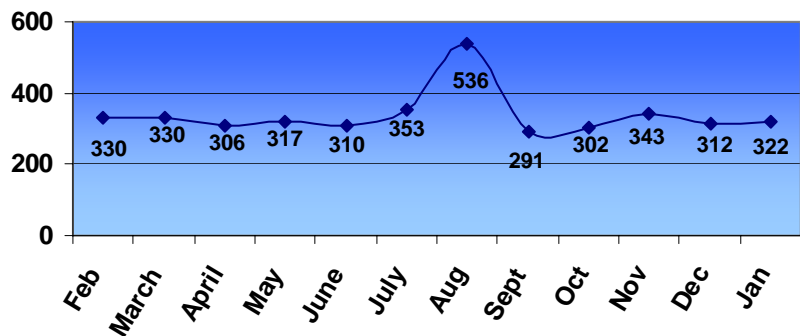
(Pictured counter clockwise from the top left: First cutting, welding and grinding of the gutter guards; then they are cleaned, primed and painted; once dry they will be mounted at each District site where permanent roof access is not present.)



Open Work Orders Remain Steady:

The graph to the right indicates that over the last five months the number of open work orders has remained relatively constant. This number can fluctuate due to a number of variables, but is a good indicator of how we are scheduling our work load.

Facilities Open Work Orders





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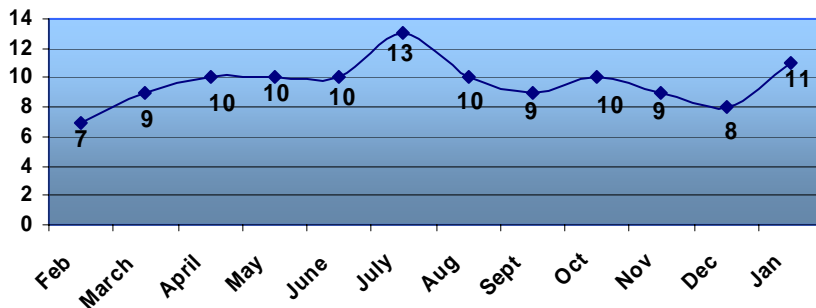
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Employee Of The Month:

Pictured right is Building Services' January Employee of the Month, Jeff Crouch. Mr. Crouch is a technician in the HVAC shop and is involved in many aspects of the shop's duties. Also, as part of Building Services ongoing policy to cross-train all technicians, Jeff helps with plumbing work orders. Jeff's duties don't stop there. He is one of our night and weekend on-call services personnel. Jeff has been with the District for about three and one half years. Thank you for doing such a great job!



Average Days to Complete Work Orders



Average Days To Completion

Rise: The graph left indicates that we averaged eleven days to complete a work order during January. Freezing rain, sleet and ice slowed our normally quick response time. Outside working conditions and concerns for driver safety also impacted response time.

Emergencies Rise:

The graph right indicates that our emergencies were up this month. Frozen pipes, vandalism and two mechanical issues caused January's number to be the highest in five months. Emergencies are closely monitored to insure that any trends that emerge are quickly dealt with.

Emergency Work Orders Requiring Immediate Action

