

THE SEED SOWER

OU Facilities Management Quarterly Newsletter



Message from the AVP

Colleagues,

It is hard to believe the fall semester is over, and we are quickly approaching a new calendar year. Our team members have worked hard this past year to provide excellent customer service and elevate OU Facilities Management. I want to thank you all for your hard work and dedication.

One of the most critical parts of any new capital project is ensuring a solid foundation upon which to build. Our department is no different. We will focus on foundational elements in 2023, including ensuring information in AiM is timely and accurate and that our operational processes provide the greatest chances for daily success. As we have all witnessed, the maintenance and construction industries rapidly evolve. We must strive to be innovative and maintain our competitive advantage. Having a strong foundation will allow us to meet these goals.

I hope everyone has the opportunity to relax during the winter break and be prepared to make a strong start in 2023.

Be well,

Matt

UPCOMING DATES

WINTER SESSION HOLIDAYS

Dec. 16th - Jan. 2nd

ADVISORY COUNCIL

Jan. 5th

FOURTH QUARTER AWARD NOMINATIONS DEADLINE

Jan. 13th

MARTIN LUTHER KING DAY HOLIDAY

Jan. 16th

BREAKFAST

March - Date TBD

RETIREMENTS

Jeanne Chase- Jan. 23rd

Have an idea for the quarterly newsletter? Email Facilities@ou.edu with your idea!

FEATURED TEAM MEMBERS

TEAM MEMBER OF THE YEAR

Chris Black



Chris Black is a Senior Elevator Mechanic in the Elevator Shop. He has worked at the University of Oklahoma for 11 years. He holds a national elevator license and became a certified trainer with NACE. There are only a few people in Oklahoma who hold this license.

Congratulations, Chris!

MILESTONE ANNIVERSARIES



1 YEAR

Martha Hermossilo	10/11/21
Jeremy McMurrian	10/25/21
Dewey Privett	10/28/21
Sophia Hacker	11/1/21
Gavin Campbell	11/29/21
Steven Countryman	11/29/21

5 YEARS

Kyle Podell	10/7/17
Leonard Blevin	10/9/17
Floy Fox	10/23/17
Robin Osuna	10/30/17
Tammy Brown	12/11/17
Bruce Blackwell	12/11/17

10 YEARS

Raul Corpus	10/6/2012
Clay Conrad	10/20/2012
Tammy Sargent	11/17/2012
Carl Webb	11/17/2012
Scott Welch	11/19/2012
Alex Dickson	12/1/2012

15 YEARS

Jason Gerhard	10/15/2007
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25 YEARS

Glen Riddle	12/20/1997
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NEW HIRES

FACILITY SERVICES

Susan Masters	Oct 09
Trisha Calvert	Oct 09
Riley Kirby	Oct 09
Raymond Jones	Oct 09
Lee Tannehill	Oct 09
Nancy Andrews	Oct 10
Unomi Baker	Oct 10
Jim Andrews	Oct 10
Geena Brownell	Oct 17
Iris Hermosillo	Oct 24
Brooke Rhoton	Oct 24
Rachel May	Nov 05
Sandra McGaha	Nov 07
Teresa Deaton	Nov 13
Tsewang Ghale	Nov 14
Stuart Simpson	Nov 29
Manny Calcado	Dec 05
Michael Stout	Dec 05
Shaughn Sackett	Dec 05

LANDSCAPING/GROUNDS

Ethan Wisener	Dec 05
Charles Hamilton	Dec 05

UTILITIES

Ryan Alvarado	Oct 17
Ryan Middleton	Nov 14
Brandon Doty	Dec 05
Travis Rubrecht	Dec 05

MAINTENANCE

Robert Weimer	Sep 26
Damien McBride	Oct 17
JonPaul Cox	Oct 17
Evan Dawson	Oct 17
Logan Tougas	Oct 31
James Mathes	Oct 31
Spencer Keely	Nov 01
Josh Hardy	Nov 21
Dearl Nickell	Nov 21
Michael Mower	Nov 21
Robert White	Dec 05
Gary Roberts	Dec 05
Josh Cavalier	Dec 12
Ethan Lawson	Dec 12

FEATURED TEAM MEMBERS

PROMOTIONS

Congrats to the following team members on a recent promotion!

STEVE DULWORTH
Paint Shop Supervisor

JASON JONES
Custodial Lead

UTILITIES STEP COMPLETIONS



Zackary Moore
Step 1
Utilities Operator

Zachariah Blanchard
Step 1
Utilities Operator

IN MEMORIUM

Frank Leroy Kent



Father of current team member Robert Kent, Frank Kent worked in the HVAC shop for OU FM from 1994 to 2006. Frank passed away on November 30, 2022.

1979: A NOVEL

Evan T. Wardwell



Pictured: Novel written by Evan Wardwell. Evan works in OU FM's Custodial division. This fantasy, sci-fi, action and adventure novel can be purchased from Amazon.com.

QUARTER 4 AWARD WINNERS

Q4

MAINTENANCE CASEY JONES



CASEY JONES IS A MASON AND TILE SETTER IN MAINTENANCE SERVICES. HE HAS WORKED AT THE UNIVERSITY OF OKLAHOMA FOR 9 YEARS.

“

Casey has the lead on all stone and masonry jobs. His dedication to his trade and his commitment to the campus has produced some of the most beautiful work on campus.

”

FACILITY SERVICES CRYSTAL NOAH

Q4



CRYSTAL NOAH IS A SENIOR WORK CONTROL SPECIALIST IN FACILITIES SERVICES. SHE HAS WORKED AT THE UNIVERSITY OF OKLAHOMA FOR 8 YEARS.

“

Crystal Noah has been SO much help to the department. She is jumping in and supporting the various shops. Her responses are always very timely and courteous.

”

Q4

FACILITY SERVICES DAN ALINGER



DAN ALINGER IS A SENIOR SHIPPING AND RECEIVING TECH IN FACILITIES SERVICES. HE HAS WORKED AT THE UNIVERSITY OF OKLAHOMA FOR 9 YEARS.

“

Dan's always pleasant and helps the entire department with our tool crib needs. He provides forklift training and his support is unmatched.

”

UTILITIES JEFF BLAIR

Q4



JEFF BLAIR IS AN ELECTRICAL LINEMAN IN UTILITIES. HE HAS WORKED AT THE UNIVERSITY OF OKLAHOMA FOR 26 YEARS.

“

Jeff was instrumental in efforts to restore power the morning campus lost power. He is an expert in his field and a valuable team member.

”

QUARTER 4 AWARD WINNERS

Q4



UTILITES JOE MEYER

JOE MEYER IS AN ELECTRICAL LINEMAN IN UTILITIES. HE HAS WORKED AT THE UNIVERSITY OF OKLAHOMA FOR 15 YEARS.

“*Joe was instrumental in efforts to restore power the morning campus lost power. The entire department appreciates his reliability.*”

Q4

CUSTODIAL MAE ETTA LASTER

MAE ETTA LASTER IS A CUSTODIAN IN THE CUSTODIAL DEPARTMENT. SHE HAS WORKED AT THE UNIVERSITY OF OKLAHOMA FOR 12 YEARS.



“*Mae takes pride in her work and took a lead role in ensuring the dorm rooms in Headington Hall were ready for move in. The students and staff love her.*”

KUDOS KORNER

Malinda Huffaker and John Petross

"I wanted to let you know that Melinda and John with Facilities Management did a wonderful job cleaning our display case in Price Hall just now. A glass shelf had shattered into hundreds of pieces. They went above and beyond, not only cleaning up the broken glass, but also cleaning the glass windows, the wooden base and helping us move some of the items. I expressed my appreciation to them but also wanted to let their supervisor know that I appreciated their excellent work and professionalism."

Michael Hammitt

""[Michael was] very nice, even when I realized I had put the wrong bathroom on the initial work order. "

Gardening Shop

"Wow! You all completely knocked it out of the park for Headington's courtyard! Trimming bushes, planting new flowers, and the pots of mums ultimately created such a warm, welcoming presence for last Saturday's Varsity O Tailgate. I cannot thank you enough! THANK YOU for all that you do to make Headington/OU such a special place!"

Michael Hammitt & Damien McBride

""They arrived on time and completed the job quickly. Both employees who helped with this project were super professional, friendly, and did a great job. "

FEATURED ARTICLES

How FM Supports Football Games

congrats on
a successful
FM season!

The Roads and Hauling Shop is responsible for coordinating the placement of jersey bearers, which create a secure perimeter around the Stadium. After the game is over, they remove the bearers to open the flow of traffic. They also set up Type-3 barricades around the campus area for traffic control and provide portable light towers for pedestrian traffic on Jenkins Ave between the Stadium and the Lloyd Noble Center. In addition, the department completes street sweeping on campus prior to and after the games.

The Electric Shop provides temporary power to the home team players to cool the benches on the sideline. They also provide a field-level sound system for the football players' warm-up music and for various special events during the football season. Another responsibility the Electric Shop takes on is that they monitor the various fire alarm systems throughout the Stadium at one central location. If the system goes into alarm, a technician is dispatched to verify the alarm.

The Elevator Shop maintains nineteen elevators and two escalators in the Stadium and two elevators in the Asp parking garage adjacent to it. They work with the OU ROTC and the Stadium staff that operate the elevators on game day. The Elevator Shop supports the Electric Shop with the setup and tear down of the field-level sound system.

The Plumbing Shop coordinates with OUPD to setup and tear down a movable motor-vehicle barricade system at Boyd St and Asp Ave on game days.



Pictured: Rose Starr from Custodial showing team spirit during a home football game.

The Air coordinates with the Plumbing shop to setup and tear down a movable motor vehicle barricade system. Prior to and during the game, the Air Conditioning Shop reviews the HVAC systems to verify that all systems are operational.

The Zone Maintenance team is responsible for patrolling the Stadium perimeter to locate improperly secured items. If items are found improperly secured, they are removed and taken to the Facilities Management Compound for safekeeping. Team members also check for over-filled recycling containers and empty them as needed.

Landscape Maintenance helps the Refuse and Recycling Shop set out and retrieve dumpsters before and after games. The Gardening Shop comes in on Sundays after the game for about four hours to pick up any trash left from the game. Three members from the Irrigation Shop locate irrigation lines before the football season for tents and during the season for media. They also shut off the surrounding water in the area to prevent usage during events.

FEATURED ARTICLES

The Custodial shop cleans the football personnel spaces, before, during, and after the game for the football personnel spaces. Around ten custodians clean those spaces Friday nights and Saturday nights. During the game, three custodians stay on the south endzone to clean each time the team leaves the locker room. Two custodians are stationed at the stadium compactors to help sort trash and recycling into their respective containers. Additionally, there are two custodians on the academic campus to help monitor the restrooms and trash prior to kick-off.

The Refuse and Recycling Shop, with the assistance of custodial, places trash and recycling barrels across campus on Friday mornings for tailgaters and visitors. The team also places roll-offs and dumpsters around the Stadium for trash and recycling collection from inside of and outside of the Stadium. On Sundays, the team collects the barrels and trash from outside the Stadium.

Fall Festival Recap

FM celebrated the annual Fall Festival breakfast and lunch on October 7, 2022. Thank you to the committee for planning and decorating, Food Services for the always delicious fair food, and the team members setting-up and tearing-down for the event.



Pictured: Team members enjoying food and company at the Fall Festival lunch at 705.

Custodial Equipment Efficiencies

The Custodial division has added a variety of equipment to their fleet to increase efficiencies, improve ergonomics, and provide a better level of clean.

Advance Scrubber - The ride-on scrubber removes wax from floors without requiring any stripper. This new machine dramatically cuts time to scrub a floor by at least half. Risk of injury also decreases by not using a side-by-side or stripper chemical.

Versa Cleaning Caddy- A power washer, wet vacuum, and chemical dispenser all in one allows restroom cleaning to be completed in half the time.

Karcher Scrubber - The walk behind scrubber was designated to the dance floors in Fine Arts. Utilizing this scrubber is more ergonomically friendly than a mop and bucket.

ProTeam Backpack Vacuums - With a vertical attachment, users' arms move side-to-side versus front and back with this vacuum, reducing fatigue in the arms.

MS Motor Scrubber - With a 7 inch brush and powerful torque custodial can deep clean corners and stairs.



Pictured: Building Services Manager Cory Sauser demonstrating the new Versa Cleaning Caddy at 705's restroom.

FEATURED ARTICLES

Reverse Osmosis Project

In November of 2022, the OUFM Utilities Team completed a replacement of its Reverse Osmosis (RO) units at the Combined Heat and Power Plant (CHPP) facility off Felgar Avenue, at a cost of \$265,000. Prior to the project, UT_Operation and UT_Plant shops had been struggling to maintain the four older RO units in an operable status. There were four units in total, which provided makeup water to the steam plant boilers and the de-ionized water system that supplied main campus labs. These four units were past end of life, did not work collectively together, and had depleted available repair parts. These units were only setup to run off well water. Utilities performed benchmarking against Oklahoma State University and sought advisement from multiple outside sources to establish current industry standards and best practices for a replacement system. Utilizing BuyBoard, from the university's co-op vendors, ChemAqua/Green and Sustainable Services were selected as the vendor to provide two modern RO units and a complete water pretreatment system. A dual RO unit system was built to provide 25 gpm per unit allowing for a maximum system makeup of 72,000 gallons of pristine water per day. The new RO system was integrated into the utilities WonderWare control system adding visibility and remote operation capability.



Pictured: RO Unit 1

Reverse Osmosis Project (cont.)

Through Wonderware, the newly implemented RO's monitor designated system parameters and operate automatically to maintain the system in specification. The newly installed water pretreatment system consists of 5-micron pretreatment filters for solids removal, ultraviolet lamps for eliminating bacterial growth, water softeners to remove scaling minerals, and carbon filters that remove chlorine, organic chemicals, and volatile organic compounds (VOC's). The system has expanded redundancy and can switch between non-potable and potable water operation at the touch of a button. Additionally, this project will bring a substantial long-term savings as the previously aging RO units exhausted membranes approximately every six months. With the addition of the pretreatment system, membrane life expectancy is 3-5 years. Membranes are the most expensive component of the RO unit, reaching \$8000 per set. The increased quality of makeup water will significantly decrease chemical treatment requirements for chemistry control in the boilers and ensure longer asset life of our large industrial boilers. In summary, this capital improvement modernizes the boiler makeup system to 2022 industry standards, provides increased makeup capacity, accommodates multiple water sources boosting redundancy, greatly enhances reliability, adds remote system visibility, and most importantly now delivers high quality water consistent with boiler plant industry standards while simultaneously lowering university expenses.

Call Center Schedule

Starting January 2023, the call center [Calls Plus] utilized by Facilities Management over the past few months will now receive calls after midnight, on weekends, holidays, and other designated days as needed. From 7:30 a.m. to midnight Monday to Friday, an OU FM Customer Service Representative will be receiving and dispatching calls.

The change from current operations was determined based on call logs and operational needs of campus between FM's normal business hours and midnight. Thank you for your patience as Customer Service transitioned to different operations.

SAFETY & HR UPDATES



SAFETY UPDATES

Safety Training

The new Safety Training Program will begin rolling out in January 2023 with Back Injury Prevention, Industrial Ergonomics, and Cold Stress. The new program is designed to improve opportunities for team members to gain knowledge in safe work practices, injury prevention, and task-specific hazards. A core group of seven safety courses common to the needs of all Facilities Management team members will be provided. In addition, department-specific safety training geared to the hazards encountered by a department's team members will also be available.

Depending on the course, training will be provided in-person during Instructor Led Training (ILT) classes or online. ILT classes should take less than two hours each (instead of the previous 4-hour sessions). This should reduce the impact on the operations in each department by spreading out the training over the span of a year. Online classes can be taken at the team member's convenience. A training overview showing all available courses, their required frequency, and method of delivery will be sent to each department starting in early January.

Questions regarding the program should be directed to Jeff Mlekush, Safety & Training Officer, at jmlekush@ou.edu.

Overall

MEWP			BASKET LIFT		TELEHANDLER		SKID STEER / BOBCAT	
Mar			Mar		Mar		Mar	
A	B		A	B	A	B	A	B
10	10		10	10	10	9	8	8
Jun			Jun		Jun		Jun	
A	B	C	A	B	A	B	A	B
10	10	8	10	10	5	5	8	6
Sep			Sep		Sep		Sep	
A	B	C	A	B	A	B	A	B
10	10	10	10	10	5	6	4	3
78			60		40		37	

Pictured: Example of equipment training breakdown of dates and number of team members to attend.



HR Updates

This past quarter the OUFM has started conducting new hire orientation meetings every other Monday in the training room at 705 E. Lindsay. Being new to an organization can create a feeling of nervousness and excitement. We want to ensure our new team members feel welcomed and have a successful introduction to OUFM. Since the first orientation on Nov. 21, there have been 16 new team members who have gone through the orientation experience. During the orientation, new team members become familiar with the department's culture and their role within the OU community. They learn about OUFM programs such as the safety recognition program and quarterly performance awards. They are also introduced to the websites we utilize such as PeopleSoft, AiM, and Workforce.

Did you know?

The University of Oklahoma is ranked in the top 25 most beautiful campuses in the United States.

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