

Maintenance Review

University of Central Arkansas Physical Plant Newsletter

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*You may be disappointed if you fail,
But you are doomed if you don't try.*

Verna's Verse

PHYSICAL PLANT MISSION STATEMENT (11/01/00)

It is the mission of the UCA Physical Plant to:

- **Support campus departments in achieving their objectives, by focusing on customer service and teamwork;**
- **Operate and maintain campus facilities that are safe, healthy, and comfortable for students, faculty, staff and visitors;**
- **Create an environment where our employees can learn and grow personally and professionally, emphasizing respect for the individual, honesty, integrity, and competent performance of duty.**

Grounds Update

Preparing for Summer

Submitted By: Brandi Lynch

We've dealt with pollen, unseasonably warm weather, and a cold snap complete with freezing temperatures; so now it's time to get down to business. Weeds that have been teasing us all during the cooler months are now bursting from the ground at incredible rates.

Continued on page 2

INSIDE THIS ISSUE

- 1 Grounds Update**
- 2 Construction Update**
- 3 Electrical, Plumbing, HVAC**
- 4 Our Campus**
- 6 Calendar**

Featured Employee



Name: MaryAnn Wheeler

Born/Where: November 20, 1974 in Warren, AR

Occupation: Custodial Service Shift Supervisor

I have worked at UCA full time since: July 1, 2000

One interesting thing about me is: I commute 2 hours a day for my job.

The first vehicle I ever bought was a: 1986 Camero IROC Z – 28.

My proudest accomplishment is:
Raising my daughter as a single parent.

My favorite meal would include:
Steak, extra rare, salad and a baked potato.

My favorite thing about UCA is: Meeting different people from all walks of life.

Continued from page 1.

Grounds Update

The tulips are gone and the pansies are past their prime. The crape myrtles are already sending up shooters, and the azaleas are begging to be trimmed. The lawns are greening up all over campus.

Weed eating and mowing crews have already started their summer routines, hitting the spots that have put on the most rapid growth. Every morning the grounds crew pulls weeds out of the shrub beds across campus. The annual flower beds are in transition, waiting patiently for their warm weather color. The irrigation crew has pressurized the campus systems and is currently repairing damage from the winter months.

Gardening from the Greenhouse:

Homestead Purple Verbena is a good perennial for sunny areas. It is low maintenance and will give you bright color all summer long.

Have an area you want to fill quickly? 'Mexican Pink' oenothera or 'Goblin' Gaillardia are not only drought resistant perennials, but they spread very quickly. Note: These plants are invasive, and have a natural wildflower habit. Not ideal for a manicured look.

If you have a shady area, you might want to try 'Violet & White' Aquilegia. It has dainty foliage and a knockout deep purple and white flower.

You want a hardy annual? Annual vinca comes in various colors from deep red to light peach. It loves hot, dry summer days and lots of sun. Marigolds can give you all the colors of the sun and are a natural deterrent to insects. Yet another summer annual is the zinnia. The 'Profusion' series comes in several different colors and are easily maintained. Unlike other types of zinnias (and marigolds), these do not need deadheading, and they grow into large, mounded plants.

If you want an interesting annual that doesn't bloom, try ipomoea, otherwise known as ornamental sweet potato. It comes in vibrant chartreuse and a deep purple-black that contrast well with each other. For a more subdued look, there is the lavender, white, and green of the tricolor ipomoea. Ipomoea looks great in a planter.

MOTOR POOL UPDATE

Submitted by: Renee Chandler

UCA



Month	Mileage	Year to date	Last year
January 07	35,350	38,193	244,639
February 07	32,333	37,050	276,972
March 07	39,049	39,958	316,021
April 07	44,910	36,589	360,931

Construction Update

Submitted by: Velton Daves

Student Health Building- 65% complete. Masonry nearing completion, roof complete, MEP rough-in 70% complete, dry wall 1st floor complete, 2nd floor 80% complete, begin 3rd floor next week, chill water loop scheduled to be completed week of May 14 - 18, all finishes approved and on order, completion date August.

Student Center – 3% complete. Plans complete and set to re-bid in July. Completion date of 15 August 2008.

College Square Dining Room Addition – complete.

Parking lots – Improvements to Physical Plant parking lot this summer this lot will have a football field dimensions painted on it for the band to use for practice. We will construct a new gravel lot south of the Physical Plant with 385 spaces beginning this summer.

Business Building – The architects have completed the programming.

Gross Anatomy Laboratory – The architect has been selected. Programming began on 2 May 2007.

Electrical, Plumbing and HVAC Submitted by: Russ Hooper

The past few months have been busy for the HVAC shop, which consists of seven very hard workers; Charles, Larry, Kevin, Rick, Ed, Cory, Keith and Ashton. The HVAC employees have repaired several leaks throughout the campus, while also cleaning out an over abundance of rocks and sand in the District Cooling system. Then on top of that they have been servicing 27 chillers, 21 cooling towers, over 200 circulating pumps, 100 heating/air conditioning units, and changing out over 3000 air filters. However, even with everything they have been working hard to accomplish, the preparations for the spring and summer sessions have just begun.

The HVAC shop has also been working in Mashburn, replacing and modifying the ventilation system in the various new offices that have been added. The shop has also been busy working in Old Main and the Lewis Science Center; cleaning out mud, rocks, and sand from the chill water system and fan coil units. Then answering a dozen customer service calls with complaints of being too hot or too cold. Another important detail that needs to be recognized from these hard working employees is how they have helped setting up for special events and cleaned up the campus.

The Electrical shop employees have been just as busy as the HVAC shop employees. They have been working in the Speech Pathology department, in the Lewis Science Center, Mashburn, and the Farris Center. In these buildings, they have added new electrical circuits and replaced out-dated lighting fixtures for the various new offices that have been added. In Laney Hall and the Lewis Science Center, they have repaired and serviced over 100 fume hoods and 200 exhaust fans. Also, in various off campus housing units, they have replaced the electrical service panels and updated the circuits. In the Electrical shop, they are also responsible for answering a dozen or more customer service complaints a day. These consist of tripped breakers, burned out light bulbs, elevator and fire panel problems, and every once in a while someone complains that something smells hot! The electrical shop also provides an electrician for special events, such as: graduation, concerts, Greek shows, dedications/rededications, basketball, and football games. All of this is done by five hard workers; Curtis, James, Brian, Bill, and Jeremy!

Grounds Department Services Review Submitted by: Tim Decker

You have no doubt heard the expression, "April's showers bring May's flowers." Well, April's showers also bring lots and lots of grass and lots of additional work for the Grounds Department at the University of Central Arkansas. Except for the athletic sports fields themselves, caring for all the shrubs, flowers, trees and grass on campus is the ongoing, year round responsibility of 21 team members. In the peak seasonal months for mowing, trimming etc. we hire as many as 12 part time staff, but these temporary employees are gradually pulled out of the labor pool by mid-September. In addition to caring for things that grow, this department is also responsible for removing approximately 20 tons of trash and recycled materials each day during the Fall and Spring Semesters, patching campus streets and parking lots and providing support to construction and event projects around campus. Team members are cross trained and individuals perform a wide variety of tasks as necessary, however, work is routinely assigned as follows:

- Five mowers
- Four trimmers (shrubs/walkways etc.)
- Two irrigation specialists
- Two nursery specialists
- Five trash/litter removal
- Two construction support personnel
- One residence caretaker

National averages for maintaining grounds indicate that enjoying "well maintained park like" green zones requires an average worker to grounds ratio of 10 acres per worker. When the team members working on specialized support areas are deducted from the team total, UCA has an average of 15.5 acres for each "turf and trim" worker (140 acres/9 full time mowers and trimmers). This ratio typically results in "moderately maintained" green zones. The primary difference between these two standards is evidenced on any given day by having larger areas in need of trimming or mowing and longer periods between cutting operations. The green zones along Donaghey Avenue, from AETN to Thompson Hall, receive additional attention due to their higher visibility; these areas are cut and trimmed twice a week and additional turf building compounds are applied. Most green zones are cut and trimmed an average of once a week. But over all the turf and trim teams consistently beat the national average in terms of the appearance they consistently achieve campus wide. While mowing and trimming are the main tasks for much of the year, the fall/winter months require a great deal of labor to maintain their health and appearance and to make them ready for another growing season.

(Continued on page 5)

Our Campus, Always under watchful eyes

Submitted by: David Anthes

April 4th thru 6th we were honored to host the 2007 (AAFA) Arkansas Association of Facility Administrators annual Spring conference here on campus. This conference had Facility Administrators and Coordinators from campuses from around the state of Arkansas with a total of about 70 people in attendance.

UCA was given the opportunity to show off our facilities. Many of the administrators toured the campus grounds buildings, meeting rooms, and the Wingo boardroom. There were many compliments coming from the attendees. We had numerous comments directed towards the beauty of the grounds and landscaping as well as interest in our shuttle system and recycling efforts on campus.

The Physical Plant hosted a golf tournament for attendees at Centennial Valley Country Club and a good time was had by all. We also had an enormous amount of food and some left with their belly aching. Aramark and Brewer Hegeman received many positive comments as well on how much food was provided and they couldn't stop eating it. Aramark really put forth a great effort on every meal we had, and not only quantity but the quality of food along with service that was provided, which would make our grandmother proud. Brewer Hegeman personnel were excellent as well.

In addition the conference speakers were geared towards Facilities Maintenance. Sessions were held on elevators, roof maintenance, recycling, green construction, tankless hot water heaters as well as other relative topics.

The meeting was opened with our President Lu Hardin addressing and welcoming the group to Conway and to our University. When it comes to President Hardin and his speeches there is no one that comes off more personable than he does. The comments from Administrators, who have attended many AAFA meetings, said never has a college President ever addressed a meeting to them before, and also how comfortable he made them feel. We are grateful to President Hardin for the opening comments he made in his welcome speech.

A lot of people were involved in putting this conference on but none more active than Debbie Edgmon who was behind the scenes on a daily basis. A big thanks to Debbie.

Congratulations to Larry Lawrence, President of AAFA this year. He has been involved in planning this event for many months and it seemed to go off without a hitch. Larry will be the first to say that the entire staff at the Physical Plant all pitched in to make this a memorable conference. Thanks to everyone for their participation and help.

The last comments from the representatives of the University of Fayetteville, who are hosting next years event, was and I quote "The University of Central Arkansas sure set the bar high on expectations for next years event".

Each one of us does our jobs on a daily basis and often you may feel that your efforts go unnoticed. Larry will tell you to rest assured that guests, parents, other employees and best of all other school representatives visiting our University do take notice and do make comments about the upkeep and cleanliness of our University. The pride and ownership that each of you takes truly shows.

We all do our jobs individually, but it takes everyone doing their job and working as a team to make a difference. So therefore we are all team members, Team UCA.

Grounds Department Services Review

(continued from page 3)

Approximately 92% of the green zones at UCA are irrigated. Recent additions include Farris Honors Hall, New Hall and the Christian Cafeteria Plaza. The new Student Health building and new Business College building will have irrigation lines installed to maintain its planned green areas as well. Altogether there are over 400 individual irrigation zones on campus, each with an average of 50 spray heads. Two full time employees regularly monitor the irrigation systems as well as plan and install additional zones. Most of the irrigation zones are controlled by automatic timers which irrigate areas two to three times a week depending on the weather. In addition to keeping the automated irrigation system operational, this team also manages the manual irrigation of areas with new sod or new trees and keeps the outdoor shrub/tree nursery green and healthy. Occasionally it is necessary for the irrigation team to assume the additional "burden" of walking an active irrigation zone during the hot days of summer checking for defective spray heads. So, if you happen to see a

The nursery workers are directly responsible for maintaining 25 shrub and flower beds on campus in addition to 15 free standing planters. Each of these areas requires constant attention to remove weeds and damaging insects as well as provide adequate watering and nutrition. Many of these locations are completely replanted twice a year in order to insure consistent color and quality of the plants and to provide seasonal flowering plants throughout much of the year. Last fall around 10,000 tulips and pansies were planted so we all could enjoy their blossoms for a while this spring. Unfortunately, this year's late frost decimated the flowers a few weeks early and will probably dramatically reduce the crape myrtle blooms. Many shrubs were burned by the frost but appear to be making a nice recovery. Flower beds are being re-planted with vincas, petunias and other summer flowering plants and are already making a nice recovery.

The two nursery workers also manage the indoor plant greenhouse. We continually grow azaleas, crape myrtles and a variety of small trees to have a ready inventory for new installations and replacing damaged or diseased plants. The green house also allows us to provide for storage of tropical and weather sensitive plants as well as a "clinic" to nurse sick plants back to health. The nursery workers use a variety of ferns, flowers and tropical plants for indoor displays due to their unique foliage. These team members are primarily responsible for nurturing, arranging and delivering the greenery used at special events such as commencement and prominent meetings. Another delightful chore the nursery workers have every year is to give a free tour to pre-school aged children from the Child Study Center. Each child has a chance to see how plants are seeded and grown, taught a bit about herbs and flowers, exposed to the importance of being good "earth stewards" through recycling and growing green things, and then each child is given a small plant to take home to care for and enjoy.

When the University is in full operation during fall and spring semesters, we collectively produce several thousand pounds of trash, garbage and recyclable materials every day. Three team members are routinely responsible for removing ground litter and servicing exterior trash barrels on a daily basis, and two team members are scheduled to travel around campus and collect several thousand individual bags of trash. In April alone, this group removed over 7,500 large bags of trash and 420 bags of recycled material.

The two construction support workers are involved in a wide variety of tasks, especially those requiring use of heavy equipment such as a back hoe, bull dozer and dump truck. On a typical day they can deliver several loads of mulch to workers improving shrub beds, move portable stage from the Physical Plant Warehouse to Farris Center and then perform minor patch/repair work on road ways and parking lots.

The grounds department also bears the biggest brunt of weather related problems such as storm damage and rain water erosion. Occasionally it is necessary to remove large limbs or entire trees due to damage or disease. These men and women are also called upon to remove ice and snow from walks and drives whenever we encounter a heavy winter storm.

Visitors to our campus regularly comment on the general appearance of the grounds-- plants and trees are vibrantly alive and well trimmed, flowering plants provide that special splash of color here and there to make everything that much more attractive. Many of these compliments come from people who regularly visit universities and schools all around the state, and they consistently agree that the University of Central Arkansas is the loveliest of any they have seen. This distinctive positive image is due in no small measure to the hard work and dedication of the men and women of the UCA Grounds Department.

JUNE / JULY 2007

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1	2
	3	4	5	6	7	8 Paycheck Day	9
	10	11	12	13	14	15	16
	17	18	19	20	21	22	23
	24	25 Paycheck Day	26	27	28	29 Monthly Paycheck	30
	1	2	3	4 Holiday	5	6	7
	8	9	10 Paycheck Day	11	12	13	14