

AGENDA

- INTRODUCTION OF NEW EMPLOYEES
- RESULTS FROM KENYON FACULTY SURVEY
- YEAR END BUDGET REVIEW
- NEW DEPARTMENT STRUCTURE
- WORK ORDER SYSTEM FACTS & FIGURES
- O R&R SUMMARY
- REVIEW GOALS (WITH MPP REFRESHER SUMMARY)
- KENYON TRIVIA GAME (WITH PRIZES!!)
- QUESTIONS AND COMMENTS

NEW EMPLOYEES

TRACEY RINE CUSTODIAN

- Started on February 23RD, 2015
- Previously worked for Kenyon in 2000 as a part-time custodian
- LIVES IN ST. LOUSIVILLE
- SHE HAS TWO SONS, JUSTIN AND CHRIS
- EXPECTING HER FIRST GRANDBABY IN APRIL 2016
- OUTSIDE OF WORK SHE LIKES TO RELAX AND SPEND QUALITY TIME WITH HER FAMILY AND FRIENDS.



MELANEY HENSON CUSTODIAN

- STARTED AS A PART-TIME CUSTODIAN IN OCTOBER 2013.
- BEGAN AS A FULL-TIME CUSTODIAN IN FEBRUARY 2015
- PRIOR TO WORKING AT KENYON MELANEY WAS A TEACHER'S AIDE AT MOUNT
 VERNON HIGH SCHOOL FOR 11 YEARS
- SHE IS MARRIED WITH TWO CHILDREN
- IN HER SPARE TIME MELANEY LIKES TO FISH AND COOK
- O SHE IS ALSO VERY INVOLVED AT DANVILLE SCHOOLS WITH HER CHILDREN.



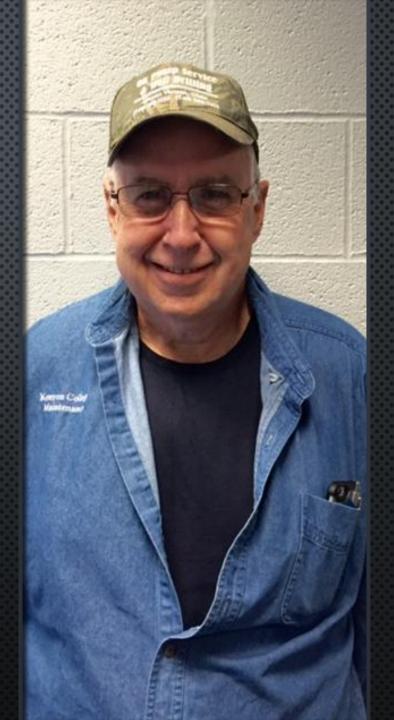
CASSIE BURSON CUSTODIAN

- STARTED IN NOVEMBER 2014 AS A PART-TIME MEMBER
- BEGAN IN JULY 2015 AS A FULL-TIME EMPLOYEE
- PRIOR TO WORKING AT KENYON, CASSIE WORKED AT OSU SURGICAL ONCOLOGY FOR 6 YEARS
- SHE IS MARRIED WITH 3 CHILDREN
- CASSIE LIKES TO RUN AND PLAY SOFTBALL WHEN TIME PERMITS



GLEN GOODWIN ELECTRICIAN

- STARTED MARCH 2015
- Previously worked for Siemens in Mount Vernon for 5.5 years
- Works a family business of food concessions
- MARRIED FOR 34 YEARS
- o Has 1 son
- HAS 1 GRANDDAUGHTER



MICHAEL SCHIRTZINGER GROUNDS

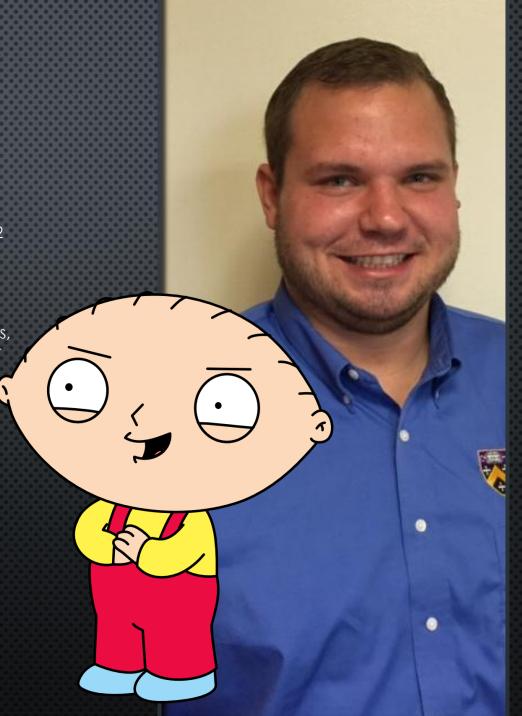
- Started on September 29th, 2015
- O CAME TO US FROM THE CENTRAL OHIO FARMER'S CO-OP
- FAIRBOARD MEMBER
- Was born and raised in Gambier
- MICHAEL IS MARRIED WITH TWO KIDS
 - WYATT IS 2.5 YEARS OLD
 - PIPER IS 9 MONTHS



SETH MILLAM CONSTRUCTION PROJECT MANAGER

- OHIO NATIVE GREW UP IN NORTHEAST OHIO (LAKE COUNTY)
- GRADUATED MAGNA CUM LAUDE FROM THE UNIVERSITY OF CINCINNATI IN 2012
 WITH A BACHELOR OF SCIENCE IN CIVIL ENGINEERING DEGREE
- 2014 GRADUATE OF THE BX RISING LEADERS INSTITUTE
- PRIOR TO HIS CURRENT POSITION AT KENYON COLLEGE, SETH SPENT THREE YEARS AS A PROJECT ENGINEER WITH PEPPER CONSTRUCTION COMPANY IN COLUMBUS, OHIO. WHILE AT PEPPER, SETH WAS AN INTEGRAL MEMBER OF SEVERAL PROJECT TEAMS COMPLETING OVER \$40M WORTH OF WORK IN THE HIGHER EDUCATION AND INDUSTRIAL/WAREHOUSE SECTORS
- 5 YEARS OF EXPERIENCE IN CONSTRUCTION

OTHERWISE KNOWN AS STEWIE...



ALEXANDRIA JOHNSON FACILITY LOGISTICS COORDINATOR II

- STARTED AT KENYON ON JUNE 11TH
- ORIGINALLY FROM LAURELVILLE, OHIO HOCKING COUNTY
- WENT TO THE UNIVERSITY OF CINCINNATI
 - GRADUATED IN 2012 WITH A BACHELOR OF SCIENCE IN INTERIOR DESIGN DEGREE
- MARRIED HUSBAND ANDREW ON MARCH 22ND, 2014
- WE HAVE A FUR BABY NAMED KIRBY
- PREVIOUSLY EMPLOYED AT FISCHER HOMES IN COLUMBUS FOR 2 YEARS AS A LIFESTYLE DESIGN CENTER COORDINATOR.
- CAME TO KENYON BECAUSE SHE WAS LOOKING FOR A PLACE THAT WOULD CHALLENGE HER AS A YOUNG PROFESSIONAL. ALEX THRIVES IN AN ENVIRONMENT THAT IS SUPPORTIVE BUT ALLOWS HER THE FREEDOM TO GROW AND BE SELF-SUFFICIENT. KENYON IS DEFINITELY A PERFECT FIT!



STEVE ARNETT DIRECTOR OF FACILITY OPERATIONS

- GRADUATED FROM ONTARIO HIGH SCHOOL IN 1998
- GRADUATED FROM THE OHIO STATE UNIVERSITY IN 2004 WITH A DEGI-CONSTRUCTION SYSTEMS MANAGEMENT AND A MINOR IN BUSINESS
- WORKED AS A PROJECT MANAGER FOR PEPPER CONSTRUCTION CO
 OHIO ON THE BILLY IRELAND CARTOON LIBRARY AND MUSEUM PROJECT
 - ONE OF THE FIRST CMAR PROJECTS IN THE STATE OF THE OHIO CONSTRUCTION REFORM
- CAREER STATISTICS
 - \$190,000,000 IN MANAGEMENT OF HIGHER EDUC
 - \$120,000,000 AT KENYON COLLEGE
 - KAC, PEIRCE DINING HALL, GUND GALL
 —Y, S
 —BUILDING
- CERTIFICATIONS
 - GREEN BUILDING CERTIFICATION INSTITUTE
 - LEED ACCREDITED PROFESSIONAL (2008)
 - LEED Accredited Professional with Buildin Construction Specialty (2010)
 - COMPLETED 30 HOUR CERTIFICATION PROGRAM
 - COMPLETED 10 HOUR CERTIFICATION PROGRAM
 - O COMPLETED SUPERVISOR SUBSTANCE ABUSE TRAIL (2008, 2011)



THE MAINTENANCE DEPARTMENT

MHO YKE MEŠ MHYL DO ME DOŠ

- Our Department provides routine maintenance and services for:
 - 155 BUILDINGS
 - o 1,626,800 gross square feet under roof
 - 200 Maintained acres of land
 - \$326,666,000 Insurance Replacement Value of Buildings
 - APPROXIMATELY 600 FULL-TIME EMPLOYEES
 - 1,698 STUDENTS

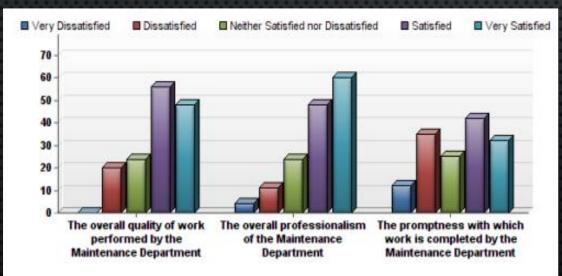
Service [sur-vis]

- 1. An act of helpful activity; help; aid
- 2. The providing or a provider of accommodation and activities required by the public, as maintenance, repair, etc:
- 3. The organized system of apparatus, appliances, employees, etc., for supplying some accommodation required by the public

HOW DO WE MEASURE SUCCESS?

- CUSTOMER FEEDBACK
 - HAPPY CUSTOMERS ARE LOYAL CUSTOMERS..... WE WANT THEM TO CALL US BACK
 - Understand their expectations
 - BE REALISTIC
 - Deliver on your promise

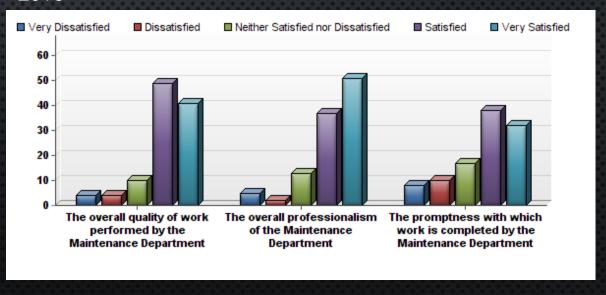
2014



WE ARE IMPROVING

- Satisfaction with over quality of work improved by 5.4% from 2014
- SATISFACTION WITH OVERALL PROFESSIONALISM IMPROVED BY 4.24% FROM 2014
- SATISFACTION WITH THE PROMPTNESS WITH WHICH THE WORK IS COMPLETED IMPROVED BY 12.05% FROM 2014

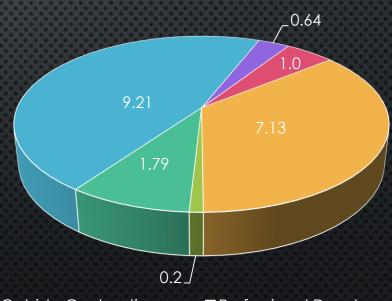
2015



BUDGET

- Total Department Budget (including all wages, benefits, etc...) = \$13,093,313.00
- TOTAL DEPARTMENT EXPENSES
- Under Budget
- ITEMS WE CAN CONTROL
 - BUDGET = \$1,335,135.00 (OUT OF THE \$13 MILLION)
 - EXPENSES = \$1,600,282.75
 - OVER BUDGET = \$265,147.75
- WHY WERE WE OVER?
 - Outside contracting = \$244,000 over budget
 - MAINTENANCE MATERIALS = \$143,000 OVER BUDGET

Maintenance Budget



Outside Contracting

= \$12,254,232.97

\$893,080.03

- Vehicles & Equipment
- ■Compost & Refuse
- Professional Development
- Materials & Supplies
- Miscellaneous

BUDGET

- WHAT ARE WE GOING TO DO ABOUT BEING OVER BUDGET?
 - Outside contracting
 - SUBCOMMITTEE OF THE MPP-DOT IS LOOKING AT A REVIEW OF THE DEPARTMENT MANPOWER
 - BASED ON COST HISTORY, DOES THIS BUDGET LINE NEED ADJUSTED?
 - MAINTENANCE MATERIALS
 - New budget structure will allow nwg's to monitor their own budget's independently. The MPP-DOT will monitor the department budget on a monthly basis.
- THE GOOD NEWS?
 - EXPENSE RECOVERY
 - THIS LINE ITEM IS CREDITED FUNDS WHEN WE CHARGE LABOR HOURS
 TO ACCOUNTS OUTSIDE OF THE MAINTENANCE BUDGET (I.E. REPAIR &
 REPLACEMENT AND SPECIAL PROJECTS)
 - LAST YEAR'S TOTAL CREDIT = \$186,000
 - FOUR YEAR AVERAGE = \$192,000

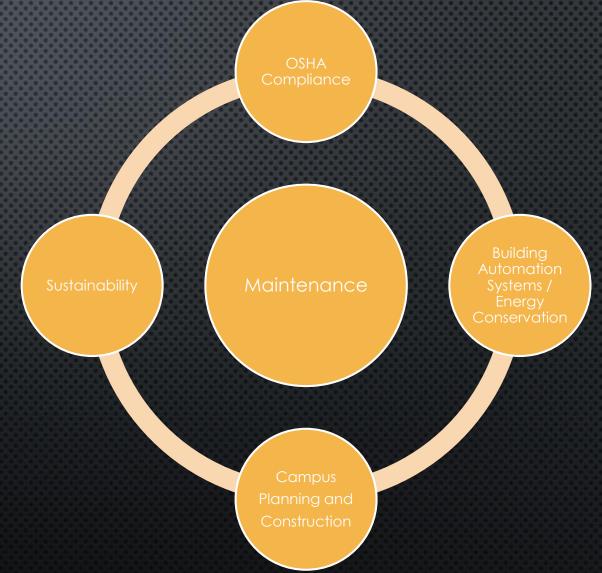
The bitterness of poor quality remains long after the sweetness of low price is forgotten.

- Benjamin Franklin

DEPARTMENT STRUCTURE

OLD DEPARTMENT STRUCTURE

- RESPONSIBILITIES THAT DIRECTLY IMPACTED THE MAINTENANCE DEPARTMENT WERE OUTSIDE OF OUR CONTROL
 - Building automation systems
 - SUSTAINABILITY
 - ENERGY CONSERVATION (ENERNOC RESPONSE)
 - OSHA COMPLIANCE
 - CAMPUS PLANNING AND CONSTRUCTION
- Lack of Communication, Coordination, and Transparency were big concerns



NEW DEPARTMENT STRUCTURE

EXPECTED FROM HIM THAN THE TITLE – GEORGE WASHINGTON, ADDRESS TO VIRGINIA OFFICER CORE (1756)

SUPPORTS A MORE EFFICIENT OPERATION BY Mark Kohlman BRINGING ALL OF THESE SERVICES UNDER ONE Chief Business DEPARTMENT AND ESTABLISHING MORE CLEARLY Officer DEFINED LINES OF COMMUNICATION. Steve Arnett Director of Facility Operations Suzy Wheeler Clint Baker Seth Millam Paula Mike Itschner Alex Johnson Dave Boughter Gary Sweeney Steve Vaden Morrison Computer Facility Manager of Facility Construction Manager of Manager of Grounds Work Order Records Logistics Building **Technical** Logistics Project Facility Services Manager Trades Coordinator Clerk Trades Coordinator Manager Manager Jeff McCoy Lori Moore Buildina **Technical** Buildina **Assistant** Rovers Grounds **Trades** Trades Automation Manager of Facility Services Systems Custodians REMEMBER THAT IT IS THE ACTIONS, AND NOT THE COMMISSION, THAT MAKES THE OFFICER, AND THAT THERE IS MORE

NEW DEPARTMENT STRUCTURE

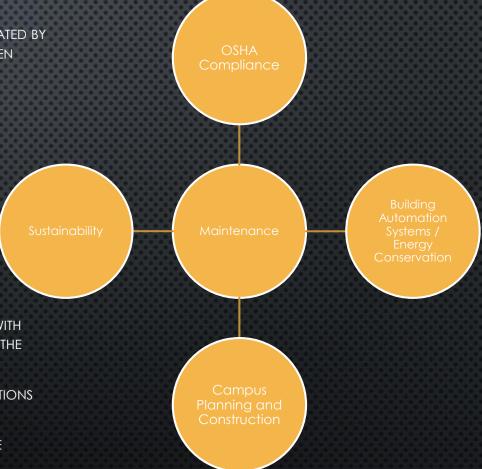
- THE BUILDING AUTOMATION SYSTEMS ELECTRICIAN
 - Jeff McCoy's Role
 - RESPONSIBLE FOR THE DAILY MONITORING OF THE BAS, TROUBLE SHOOTING, AND DATA REPORTING.
 - HAS DIRECT CONTACT WITH DAVE
 BOUGHTER
 - EXISTING RELATIONSHIPS WITH OUTSIDE CONTRACTORS
- CAMPUS PLANNING & CONSTRUCTION
 - SETH'S ROLE
 - DEVELOP CAMPUS STANDARDS FOR DESIGN, INSTALLATION, AND PRODUCT SPECIFICATION
 - LEAD ALL CAMPUS REPAIR & REPLACE INITIATIVES
 - WORK WITH CLIENTS ON BUDGETING AND SCHEDULING
 - WORK WITH MANAGEMENT AND UNION PERSONNEL FOR THE IMPLEMENTATION OF THE OUTSIDE CONTRACTING POLICY

SUSTAINABILITY

 MOVED TO ACADEMICS, ORCHESTRATED BY DAVE HEITHAUS, DIRECTOR OF GREEN INITIATIVES. OUR DEPARTMENT WILL CONTINUE TO SUPPORT HIM AND THE SUSTAINABILITY PROGRAMS.



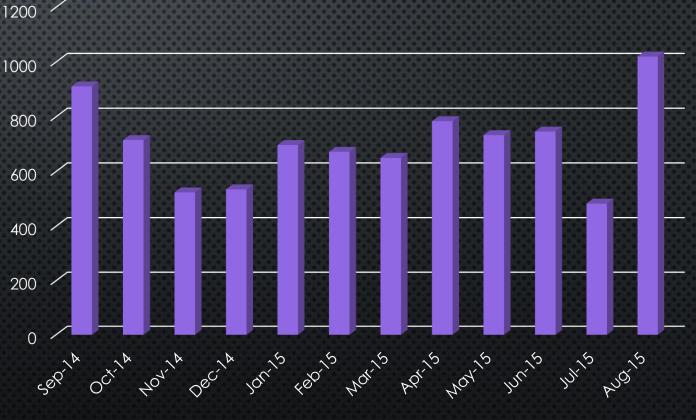
- ALEX'S ROLE
- O COORDINATE OSHA INSPECTIONS WITH DIRECTOR OF CAMPUS SAFETY AND THE LOCAL FIRE MARSHALL.
- FACILITATE TRAINING AND CERTIFICATIONS FOR MAINTENANCE STAFF
- MAINTAIN TRAINING RECORDS IN THE MAINTENANCE ARCHIVES



WORK ORDER SYSTEM AND STOREROOM UPDATES

WORK ORDER SYSTEM

- THERE IS A CONTINUOUS PROCESS FOR IMPROVEMENT AND USE OF THE SYSTEM
 - WE NEED TO WORK ON DOCUMENTATION
- July 1, 2014 July 1, 2015
 - NEARLY 23,000 HOURS WERE LOGGED ONTO WORK ORDERS
 - 7,831 COMPLETED WORK ORDERS
- AUGUST 2014 VS AUGUST 2015
 - o 1,664 vs 2,432



STOREROOM UPDATES

- 3273 DIFFERENT PARTS TOTALING 36,000 UNITS OF PRODUCT
- ORIGINAL INVENTORY VALUE (BEFORE RECONFIGURATION)
 - = \$30,000
- Total Current inventory value
 - = \$582,000

BEFORE



AFTER



TRAINING

- LOCHINVAR ELECTRIC BOILERS
 - This session provided maintenance as well as installation training.
- VFR SYSTEMS
 - A CUTTING EDGE TECHNOLOGY IN THE HVAC INDUSTRY. IN LIEU OF STANDARD DUCTWORK, THIS SYSTEM USES HOT AND CHILLED WATER PIPING TO INDIVIDUAL FAN COIL UNITS. WE MAY EXPLORE THIS TECHNOLOGY ON FUTURE CAMPUS CONSTRUCTION PROJECTS.
- CERTIFIED POOL OPERATORS TRAINING
 - WHILE NOT REQUIRED, THIS TRAINING PROVIDED OUR CREW WITH THE LATEST INFORMATION ON CHEMICALS, FILTERS, AND BEST PRACTICES.
- AEP ENERGY CONSUMPTION
 - This training was free through American Electric Power and discussed what programs provide the most payback in terms of energy reduction.
- FLOOR MAINTENANCE
 - TWELVE OF OUR CUSTODIANS ATTENDED A TRAINING SEMINAR IN COLUMBUS, OHIO ON MACHINE MAINTENANCE AND BEST PRACTICES FOR FLOOR CLEANING AND REPAIR
 FOR VARIOUS TYPES OF FLOOR FINISHES.
- CERTIFIED FIRE DOOR INSPECTOR
 - DAVE PIERCE LOCKSMITH, RECENTLY RECEIVED THIS CERTIFICATION FROM THE INTERNATIONAL FIRE DOOR INSPECTORS ASSOCIATION. HE IS NOW LICENSED TO INSPECT,
 CERTIFY, AND MAINTAIN ALL FIRE RATED DOORS WHICH HAS ELIMINATED COSTS ASSOCIATED WITH USING A CONSULTING FIRM
- OSHA COMPLIANCE
 - As part of her role regarding safety and compliance, Alex Johnson recently attended a one day seminar on general OSHA Compliance. She will
 also be completing the OSHA 30 Hour Course in the near future.

If a man empties his purse into his head, no one can take it away from him. An investment of knowledge always pays the best interest.

- Benjamin Franklin

2015 R&R SUMMARY

- RANSOM HALL
 - \$250,000 renovation of the 1600sf second floor office space
 - Upgrades Include:
 - STRUCTURAL DEMOLITION OF EXISTING LOAD BEARING WALLS TO CREATE A MORE EFFICIENT USE OF THE SPACE
 - REPLACEMENT OF THE WINDOW FAN COIL UNITS WITH A SINGLE, MORE EFFICIENT, AIR HANDLING UNIT
 - Interior finishes were chosen in-house, with the help from our own Alex Johnson







2015 R&R SUMMARY

- Lewis ADA Accessible Suite
 - \$65,000 CONVERSION OF FORMER CA ROOM INTO AN ADA ACCESSIBLE SUITE
 - LABOR FOR THE PROJECT WAS A COMBINATION OF OUTSIDE CONTRACTING AND IN-HOUSE TRADES PERSONNEL
 - O UPGRADES INCLUDE:
 - New finishes throughout
 - ADA ACCESSORIES INCLUDING SHOWER, WATER CLOSEST, LAVATORY, AND OVERHEAD RAIL TRANSPORT DEVICE
- o MIDDLE PATH RESTORATION (PHASE 2)
 - \$800,000 RENOVATION OF MIDDLE PATH FROM OLD KENYON TO "THE GATES"
 - O UPGRADES INCLUDED:
 - STABILIZED GRANITE MATERIAL
 - THIRTEEN LED LIGHTS
 - EIGHT BLACK LOCUST BENCHES
 - COMMUNICATIONS RACEWAY UNDER THE ENTIRE LENGTH OF THE PATH





2015 R&R SUMMARY

- New Apartments C Block Renovation
 - COMPLETED REMODEL OF KITCHEN AND BATHROOMS
 - ALL WORK WAS PERFORMED IN-HOUSE AND THE PROJECT SAVED ROUGHLY
 \$80,000 WHEN COMPARED TO OUTSIDE CONTRACTING PROPOSALS

FIREWORKS

- SOFTWARE PURCHASE THAT WILL PROVIDE FOR A SINGLE MEANS OF COMMUNICATION BETWEEN THE FIRE ALARM PANELS ON CAMPUS AND THE SAFETY OFFICE
- DETAILED INFORMATION CAN BE RELAYED TO EMERGENCY RESPONSE PERSONNEL

46 Repair and Replacement projects were started and completed between June 1, 2015 and August 1, 2015. Totaling nearly \$1,215,000 work in place.

MIDDLE PATH PARTNERSHIP UPDATE

- EIGHTEEN CURRENT AND FORMER MEMBERS OF THE MPP-DOT ATTENDED A MIDDLE PATH PARTNERSHIP REFRESHER COURSE ON JULY 16/17, 2015 AT THE GLENN A. GALLAGHER CENTRE.
 - TOPICS OF DISCUSSION INCLUDED:
 - MPP What's working??
 - ADDED POSITIONS IN MAINTENANCE (NEW DEPARTMENT STRUCTURE)
 - Relationships with other departments have improved
 - SHOP RELOCATIONS ARE MORE EFFICIENT
 - INVOLVEMENT IN THE R&R PROCESS
 - Customer service Campus survey results have Improved!!!!
 - MPP What's NOT WORKING??
 - STOREROOM COMPLETION
 - BUDGET REVIEW
 - Decision making
 - Natural work group participation
 - BULLYING
 - REVIEW AND UPDATE OF THE DECISION MAKING MATRIX INCLUDED IN THE MIDDLE PATH PARTNERSHIP AGREEMENT
 - Review of our "Partnering Philosophy"
 - Review of the roles of Union Leadership and Management
 - ESTABLISH GOALS FOR THE 2015-2016 ACADEMIC YEAR

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 - 2015-2016 MIDDLE PATH PARTNERSHIP GOALS
 - STOREROOM COMPLETION
 - BARCODES AND SCANNER TRAINING FOR ALL EMPLOYEES
 - Wash bay relocation
 - Define product procurement roles
 - CLINT MAINTAINS INVENTORY STOCK ITEMS AND MANAGES THE LOAD DOCK
 - SUZY RESPONSIBLE FOR "WALK-IN" MATERIAL PURCHASES
 - INVESTIGATE VENDOR MANAGED SYSTEMS



- MONTHLY BUDGET REVIEW
 - FORMAT MONTHLY BUDGETS NEED TO BE IN A FORMAT THAT ALLOWS FOR THE REVIEW OF
 WHAT ACCOUNTS WE CAN INFLUENCE INDEPENDENT OF THE ENTIRE MAINTENANCE DEPARTMENT
 BUDGET
 - REPORTING REPORTING MONTHLY BUDGETS COME DIRECTLY FROM BONNIE YARMON VIA THE MPP DISTRIBUTION LIST AT MIIDDLEPATHPARTNERSHIP-GROUP.COM
 - SPECIAL PROJECT TRACKING TRACK IN-HOUSE COST SAVINGS EFFORTS FOR REPORTING TO THE REST OF CAMPUS



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 - O INCREASE NWG PARTICIPATION
 - SAFETY COMMITTEE



- ALEX JOHNSON CHAIR
- COMPLETE IN-HOUSE SAFETY AUDITS IN CONJUNCTION WITH CAMPUS SAFETY AND LOCAL AUTHORITIES HAVING JURISDICTION
- Website Committee



- ALEX JOHNSON CHAIR
- Increase communication both internally and externally
- TRAINING COMMITTEE



- ALEX JOHNSON CHAIR
- PROVIDE TRAINING OPPORTUNITIES INCLUDING CERTIFICATIONS AND "BEST PRACTICES"
- PROVIDE TRAINING ON KENYON'S POLICY'S INCLUDING TITLE IX, BULLYING, ETC

RECOGNITION OF CAMPUS PARTNERS

- LIBRARY AND INFORMATION SERVICES
 - NIRANJAN DAVRAY, DIRECTOR OF INFORMATION TECHNOLOGY SERVICES
 - IMPROVED COMMUNICATIONS BETWEEN DEPARTMENTS REGARDING PROJECTS AND SOFTWARE PURCHASES
 - CARISA LANNING, SYSTEMS ANALYST
 - Technical support for card access systems, liaison to the maintenance department
 - Vance Thorpe, network and System Manager
 - PROJECT SUPPORT WITH IT/DATA INSTALLATIONS AND CONTRACTING
- CAMPUS SAFETY OFFICE
 - BOB HOOPER, DIRECTOR OF CAMPUS SAFETY
 - CONTINUED COLLABORATION ON BEST PRACTICES, SAFETY AUDITS, AND CAMPUS EVENTS
 - o Miracle Mahle, Campus Safety Admin Assistant / Transportation Coordinator
 - Support with fleet vehicle management and maintenance
 - o TERI POKOSH, TELECOMMUNICATION OFFICE
 - COMMUNICATION SUPPORT ON CAMPUS EMERGENCIES AND WORK ORDERS

RECOGNITION OF CAMPUS PARTNERS

- Res Life and Student Affairs
 - Lisa Train, Associate Director for Housing and Residential Life
 - ENFORCING STUDENT ACCOUNTABILITY, HOUSING COORDINATION, AND CA TRAINING
 - LAURA KANE, DIRECTOR OF STUDENT ACTIVITIES AND GREEK LIFE
 - ENFORCING STUDENT ACCOUNTABILITY, DEVELOPMENT OF CAMPUS POLICIES THAT CONFORM WITH STATE REQUIREMENTS
- ACCOUNTING OFFICE
 - BONNIE YARMAN, FISCAL ACCOUNTANT
 - AARON MILLER, FINANCIAL ANALYST
 - MONTHLY BUDGET REPORTING

KENYON TRIVIA GAME

- PLEASE GET INTO TEAMS OF 5 TO COMPETE IN OUR KENYON TRIVIA
 GAME.
- CIRCLE YOUR ANSWERS ON THE PAPERS PROVIDED
- THE TEAM WITH THE MOST CORRECT ANSWERS AT THE END, WILL WIN SOME AWESOME KENYON GEAR!!
- YOU HAVE 3 MINUTES..... GO!!!!!

ANSWERS:

- 1. C 6. B 11. D 16. B
- 2. D 7. B 12. B 17. A
- 3. A 8. C 13. C 18. C
- 4. D 9. D 14. A
- 5. C 10. D 15. C

QUESTIONSSS

