



GEORGIA INSTITUTE OF TECHNOLOGY FACILITY MAINTENANCE REPORT CARD

PREPARED BY CGL COMPANIES, APRIL 2018



SUMMARY

In 2010, CGL became the first outsourcing facility management company in Georgia Tech. Since, CGL enjoyed a partnership with Georgia Tech Housing Department providing facility maintenance services. Over the years we have worked together to adjust and adapt to changing priorities, building renovations and capital projects, new CMMS system implementation, energy saving assessment survey, and more. This report looks at the last five years of work activity and accomplishments we have achieved together.

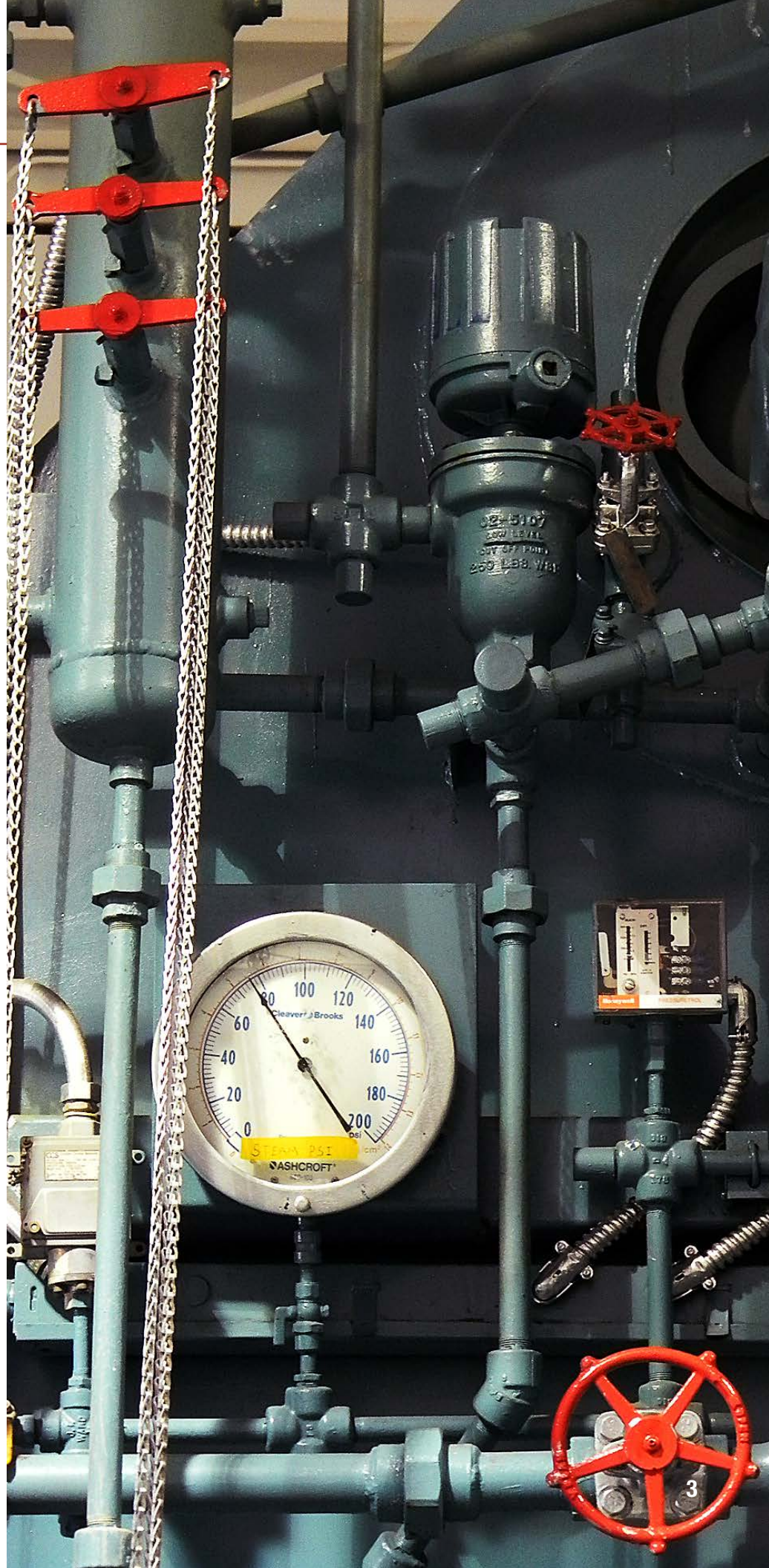
CGL's services are tailored to the specific needs of GT Housing including summer conference group support, summer projects coordination, and move-in move-out operation. We have 15 full-time employees on campus performing more than 7,000 work orders annually. Over the last five years this includes over 20,000 preventive maintenance and inspection work orders and over 16,000 corrective or service request work orders. As a result, overtime cost has been reduced significantly from \$90,161 in FY12 to \$39,572 in FY17.

CGL team assists GT Housing by providing repair and replacement cost estimates, performing installation, and providing sub-contractor management. In some cases, CGL functions as a project manager for special maintenance and capital projects.

CGL prides itself on being more than just a technical workforce. We are part of your team to support the mission of GT Housing. We are there in the middle of the night when the need arises and we are there when severe weather threatens or impacts operations.

PROGRAM HIGHLIGHTS & VALUE ADDITIONS

- » Provided on-site professional facility maintenance & engineering services for GT Housing mechanical systems
- » Provided capital project & building major renovation design reviews as a GT Housing mechanical system representative
 - Glenn and Tower Renos
 - Freeman, Montag, & Fitten Renos
 - GLC & NAA Chiller Replacements
 - GLC, TAH, & NAA Cooling Tower Replacements
 - NAA & Woodruff Heating Boiler Replacements
 - Maulding & ESA Domestic Hot Water Boiler Replacements
- » Successfully managed over 8,700 beds housing facilities mechanical systems including 98 boilers, 6 chillers and cooling towers, and over 200 pumps connected in Building Automation System
- » Provided emergency response 7/24/365 after hours and during severe weather events
- » Significantly reduced overtime expense and downtime of systems over the last seven years that impact operations through preventive maintenance and quick response to system failures
- » Assisted AiM work order system design & implementation including mechanical asset inventory and preventive maintenance program to ensure maximum uptime and life cycle of equipment
- » Successfully managed GT Housing mechanical shop daily operation working with other GT Housing shops and department including ResLife
- » Performed over 36,000 work orders over the last five years to include 20,000 preventive maintenance work orders of building major mechanical equipment





FIVE YEAR SUMMARY

NUMBER OF WORK ORDERS BY FISCAL YEAR

Type of Work Order	FY2013	FY2014	FY2015	FY2016	FY2017
Administrative	49	58	101	113	122
Corrective Maintenance	2,127	2,219	2,209	2,671	2,094
Preventative Maintenance	3,500	2,638	4,150	4,914	4,824
Service Call	1,643	1,431	737	544	443
Grand Total	7,319	6,346	7,197	8,242	7,483

WORK ORDER HOURS BY FISCAL YEAR

Type of Work Order	FY2013	FY2014	FY2015	FY2016	FY2017
Administrative	177	232	824	898	832
Corrective Maintenance	6,735	6,777	8,262	8,237	8,761
Preventative Maintenance	4,467	4,637	3,572	4,096	4,011
Service Call	4,826	3,558	2,027	1,625	1,185
Grand Total	16,204	15,204	14,686	14,855	14,789

HOURS PER WORK ORDER BY FISCAL YEAR

FY2013	FY2014	FY2015	FY2016	FY2017
2.21	2.40	2.04	1.80	1.98

TOTAL PM vs. CM RATIO OVERALL

Based on the current scope of work for GT Housing, a targeted mix of 30% preventive and 70% corrective is in line with client objectives. This higher ratio of corrective maintenance is due to have responsibility for repairs of systems for which other GT Housing Departments handle the preventive maintenance.

FY2013		FY2014		FY2015		FY2016		FY2017	
PM	CM	PM	CM	PM	CM	PM	CM	PM	CM
28%	72%	31%	69%	26%	74%	29%	71%	29%	71%
4,467	11,561	4,637	10,335	3,572	10,290	4,096	9,861	4,011	9,945

Note: CGL is not providing PM for dorm rooms but providing CM services.

FIVE YEAR SUMMARY

WORK ORDER HOURS BY BUILDING

Building ID	FY2013	FY2014	FY2015	FY2016	FY2017
ARM	700.35	-	167.10	99.35	93.00
BRID	-	242.00	20.50	-	-
BRIR	-	14.00	9.00	5.00	-
BRN	473.95	-	221.00	224.05	197.00
CAL	388.85	-	246.50	109.00	254.40
CLD	356.45	-	185.75	275.85	279.00
COM	181.20	-	59.25	59.50	60.75
CSAN	518.35	-	316.27	280.75	344.55
CSAS	249.75	-	132.50	136.75	130.25
CURR	-	29.50	1.00	-	-
ESAE	402.25	-	188.00	170.50	328.42
ESAS	382.25	-	143.75	138.00	190.25
ESAW	746.50	-	397.75	472.25	413.00
FIT	299.75	-	218.25	299.25	281.50
FLD	335.60	-	284.40	257.35	180.00
FLK	276.50	-	165.00	126.75	149.50
FRE	162.00	-	79.00	75.00	84.25
FSAA	289.10	-	224.25	110.25	231.50
FSAB	-	109.50	132.75	40.75	88.00
FSAE	-	198.00	140.00	184.00	107.30
FSAF	-	79.00	89.50	74.50	78.00
FSW	-	12.50	9.00	15.00	
FUL	422.25	-	131.50	195.00	194.25
GLC	946.65	-	555.00	551.95	751.00
GLN	-	454.00	18.75	139.85	148.25
HAA	505.85	-	287.80	579.00	561.25
HAN	386.50	-	416.25	188.10	149.50
HEF	196.50	-	144.55	105.00	107.25
HOP	518.30	-	327.08	214.60	156.75
HOW	439.70	-	205.75	177.85	174.50
HRN	300.90	-	227.83	238.68	146.25
HRS	467.60	-	325.50	258.35	312.75

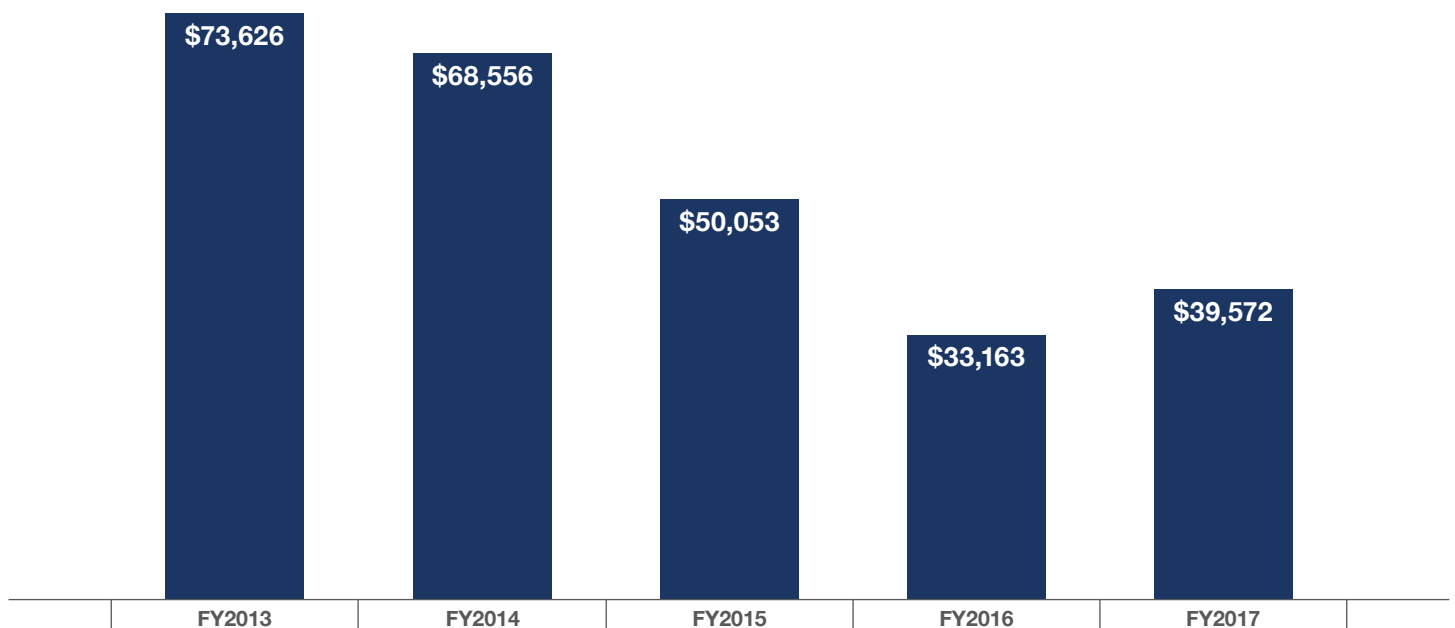
FIVE YEAR SUMMARY

WORK ORDER HOURS BY BUILDING (CONTINUED)

Building ID	FY2013	FY2014	FY2015	FY2016	FY2017
LWAR	-	-	-	-	12.50
MON	212.65	-	91.50	151.25	117.75
MTH	313.45	-	267.50	234.95	285.75
NAAD	-	750.10	168.75	104.50	67.00
NAAE	2,782.55	-	1,097.25	1,565.00	1,174.75
NAAG	-	44.00	8.00	16.00	28.25
NAAN	1,067.70	-	474.75	480.50	448.75
NAAP	-	162.95	107.25	163.50	97.50
NAAS	1,082.10	-	409.25	351.50	409.00
NAAW	466.90	-	176.75	304.25	252.95
PER	331.70	408.20	313.75	390.60	107.25
SMT	-	764.21	444.25	597.00	292.75
SSAE	-	562.80	214.25	140.75	231.75
SSAW	-	5,005.37	1,954.00	1,517.30	1,719.25
STUC	-	1,078.15	76.50	-	9.00
STUS	-	5.00	-	-	-
TAHA	-	557.25	124.25	270.75	197.75
TAHB	-	71.00	28.50	58.75	40.00
TAHC	-	165.10	171.50	45.75	58.50
TAHD	-	213.00	101.00	186.25	199.50
TAHE	-	234.30	92.75	99.50	101.00
TAHF	-	214.30	57.75	70.65	143.75
TAHG	-	186.25	120.50	160.75	167.50
TAHP	-	485.40	352.25	617.75	679.23
TOW	-	259.85	299.10	202.60	179.75
ULC	-	873.85	399.75	608.25	616.00
WDFD	-	531.60	42.00	-	-
WDFN	-	857.15	451.75	330.00	442.75
WDFS	-	631.45	570.75	385.05	516.25
WRD	-	4.50	-	-	-
Grand Total	16,204.15	15,204.28	14,686.13	14,855.38	14,788.60

OVERTIME SUMMARY

Month	FY2013	FY2014	FY2015	FY2016	FY2017
July	7,766	2,992	3,867	1,139	2,661
August	20,389	26,815	13,987	9,629	12,760
September	6,354	3,318	3,525	1,130	2,019
October	2,465	3,597	2,194	657	4,097
November	3,917	6,113	5,332	2,866	1,694
December	1,930	4,988	1,584	2,164	2,463
January	6,373	15,491	1,378	2,984	1,697
February	6,847	728	13,999	2,152	2,899
March	4,783	1,017	1,134	1,036	2,023
April	3,154	1,238	2,020	1,649	4,993
May	3,800	1,460	514	1,121	278
June	5,848	800	518	6,634	1,988
Grand Total	\$73,626	\$68,556	\$50,053	\$33,163	\$39,572





FOR QUESTIONS, CONTACT:

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