Welcome back to all...

... and a special welcome to those who may have never been on campus before! This edition is traditionally my “While you were away” version where I provide photo documentation of what happened over the summer. This particular edition covers some of the improvements, repairs, and maintenance projects that were completed during the past 18 months.

I always use this issue to remind everyone that only Facilities Management (FM) and contractors of Facilities Development are permitted to make modifications to campus buildings. While seemingly restrictive, the requirement protects you from personal responsibility for damaging University property, and prevents you from inadvertently exposing yourself to unseen hazards. In addition, working through FM helps to ensure you don’t violate Western’s Bargaining Unit Agreements.

For those who don’t know, roughly 75% of FM’s work force remained on campus everyday as stewards of our beautiful buildings and grounds. Custodians continued to clean (and then some), Outdoor Maintenance kept the grounds in amazing condition, and maintenance mechanics & specialty trades continued normal repairs, maintenance & improvements as well as increased preventative inspections and activities to make us prepared for everyone else to return to campus.

Despite all that effort, it’s already very clear that some systems and fixtures didn’t stand up to time and lack of use as well as others and are not necessarily functioning as intended or designed. Since everyone returned to campus last week, we have received hundreds of service calls and are doing our best to respond to the most critical first.

Having campus nearly empty allowed us to tackle some intrusive work done with little to no impact to office users. One of the most significant projects highlighted later is the renovation of the 430 suite in Old Main. For those of you who may have experienced the unsettling feeling of the squishy floor in the reception area, that condition (and more) has been corrected. During that project, we confirmed once again that major renovations in Old Main easily rival what you might see on This Old House or HGTV!

John Furman
Director
Facilities Management

Facilities Management is excited to have students back on our gorgeous campus once again!
Spotlight on Pandemic Preparations

There have been many questions received in a variety of forums recently, so I am taking a few lines to provide some highlights about what to expect this fall. Details on these measures and much more can be found in our website’s COVID 19 FAQs page at https://www.fm.wwu.edu/ventilation-faqs.

Custodial Services

Custodians perform the daily cleaning and disinfection of classrooms, computer labs, public restrooms, common spaces, break rooms, hallways, entrance lobbies, lounges, and collaborative spaces. There are teams solely focused on the daily disinfecting of high-touch areas, such as elevator buttons, handrails, water fountains, etc. Additionally, masks, hand sanitizer and disinfectant wipes have been made available in all classrooms and other locations throughout each building.

Ventilation

Our efforts to improve indoor air quality include increasing outside air volumes, installing additional CO2 sensors, modifying automated system response points, upgrading air filters, and programming alarms. Our building controls team has also created a link where near real time data from automated system sensors can be accessed by anyone who is curious. http://bac-datatool.fm.wwu.edu:443/DataTool/#apogeeView

Requesting Work

There are many ways to request services from FM, ranging from a call to the customer service desk to an online request. ReADY (https://ready.eas.wwu.edu) is FM’s work request portal.

If you have a chair to fix, a leak to stop, or a key to order, ReADY is how you request all facilities services; if you have a universal ID and password, you are already a registered user. For more information about logging into ReADY, please visit FM’s website. You’ll find some handy guides on the site for how to log in, how to approve funding, and how to delegate your funding authority.

If you aren’t comfortable using ReADY or don’t have immediate access to a computer, you can text your concern to fixit@wwu.edu.

Finally, if you just want to talk to a real person, give our helpful customer service team a call at x3420 with any questions on your work requests, or email aim@wwu.edu with any issues or suggestions about ReADY.

If you have an after hours need that can’t wait until the next work day, please call UPD Dispatch. Dispatch will initiate a call back and someone from FM will be called back to campus to make repairs.

Don’t let leaks get you down. Contact FM and we will fix it!

A crane places the new makeup air unit on Parks Hall.
COVID Maintenance & Improvements

New Paint and Flooring on Old Main’s Second Floor

Old Main flooring before.

Old Main flooring after.

Old Main hallway before.

Old Main hallway after.
COVID Maintenance & Improvements Continued

Old Main 430 Suite
The initial work was to correct the squishy floor adjacent to the reception desk. When the carpenters tore up the floor, they discovered a mishmash of floor joists with missing or non-existent braces and shims that had shaken loose. The discovery of this poor construction led to the need to tear up and repair the entire floor in the suite since the lack of bracing clearly extended underneath the cubicle farm.

Discovery of poor construction in suite 430 reception area.

Note the missing braces and Rube Goldberg shims!

Subflooring in Old Main 433.

FM staff rose to the challenge of creating a level floor!

Brand new carpet on a level floor.

Another view of the finished product!
COVID Maintenance & Improvements Continued

Landscape Improvements

Old Main north side before.

Old Main north side after.

Old Main south side before.

Old Main south side after.

Alumni Walk before.

Alumni Walk after.
COVID Maintenance & Improvements Continued

Bond Hall Classroom Upgrades

Bond Hall Room 108.

Bond Hall Room 217.

Bond Hall Room 317.

Performing Arts 021 Practice Room

Rooms and the hallway are painted and sound boards are installed. Hard to see, but that is floor layer, Lance Hedwall, hard at work at the far end of the hallway.

PA 021 new carpet.

PA 021 new paint.

PA 021 new sound panel and paint.
COVID Maintenance & Improvements Continued

Academic Instruction West, Communications Facility and Wade King Rec Center

FM created or converted several gender neutral restrooms in Academic Instruction West and Communications Facility.

FM oversaw the contractor who completely refinished the Rec Center swimming pool.

Arts Annex, Haggard Hall, Parks Hall, Performing Arts, and Lot 10G

FM replaced old water fountains with new water refill stations in the Arts Annex, Haggard Hall, Parks Hall and Performing Arts.

FM installed new electric vehicle charging stations in Lot 10G located behind the Fine Arts building.

Closing Thoughts

I hope this gives everyone an idea of the scope and impact of work that was accomplished, as well as the level of skill, dedication, and expertise our FM colleagues bring to the table.

If there is some topic or project you would like to see addressed in these notes, please let me know. If you are interested in receiving these notes personally rather than through Western Today, please email me (furmanj2@wwu.edu) and I’ll place you on the distribution list.