THE OFFICE OF FACILITIES
A CONTINUATION OF ORGANIZATIONAL IMPROVEMENT

THE REORGANIZATION OF THE OPERATIONS AND MAINTENANCE DEPARTMENT

May 1 - July 1, 2010 Implementations
Joe Martin, P.E., E.F.P., Director – O&M
June 29, 2010
• The Progress of the Reorganization is indicated in RED in the Following Slides as we approach Organizational Improvement Objectives
Seven Major O&M Functions
Effective: May 15, 2010

O&M Leadership

Director

Major Functions

Preventive Maintenance
Supply Mgmt
Corrective & Grounds Maintenance
Work Mgmt
Building Systems Operations
Fleet Mgmt
New Position Approved
Deferred Maint, Special Projects and Programs
The New Preventive Maintenance Team
Effective: June 1, 2010

Plant Engineer
Eric Ireton, P.E.

Preventive Maintenance Team Supervisor
Robert Baldassari

- James Herrington
  - Mechanical Technician
- Adam Quintero
  - Mechanical Technician
- Bruce Smith
  - Maintenance Worker-III
- Louis Brown
  - Maintenance Worker-II
- Joe Hernandez
  - Electrician II
- Joe Hernandez
  - Maintenance Worker-I
- Joe Hernandez
  - Electrical Worker-I
- 2 Maint Wkr
  - Pending Reclassification of 1 vacant
    Electrician-II position
- Joe Hernandez
  - Electrician II
- Plumber
  - Current Vacancy
  - Pending Posting
- Maint Worker I
  - Plumbing Worker
  - Current Vacancy
  - In Interviewing Status
- Carpenter and/or MW-II
  - 1 or 2 Existing
    Filled Positions reassigned from
    existing Carpenter
  - Section to be Determined
The New Corrective Maintenance Team
Effective: July 1, 2010

1. **Research Zone Team Supervisor**
   - NEW POSITION
   - Requires Internal Posting
   - 1 Maint Leader-NEW POSITION – Requires Internal Posting
   - 1 Refer Tech
   - 2 Mech Maint Tech
   - 1 MW-3, Mech
   - 1 Electrician-III
   - 1 Electrician-II
   - 2 Carpenters
   - 1 Painter
   - 1 Plumber
   - 1 MW-I, Elect

2. **Auxiliary Services Zone Team Supervisor**
   - NEW POSITION
   - Requires Internal Posting
   - 1 Maint Leader-NEW POSITION – Requires Internal Posting
   - 1 Refer Tech
   - 2 Mech Maint Tech
   - 1 MW-3, Mech
   - 1 Electrician-III
   - 1 Electrician-II
   - 2 Carpenters
   - 1 Painter
   - 1 Plumber

3. **E&G Zone Team Supervisor**
   - NEW POSITION
   - Requires Internal Posting
   - 1 Maint Leader-NEW POSITION – Requires Internal Posting
   - 2 Mech Maint Tech
   - 1 MW-3, Mech
   - 1 Electrician-III
   - 1 Electrician-II
   - 2 Carpenters
   - 2 Painters
   - 1 Sign Maker
   - 1 Plumber
   - 1 MW-3, Welder
   - 1 MW-1, Elect
   - 2 MW-II, Plumbing

4. **Blue Roads and Grounds Team Supervisor**
   - Zone 1 - 7
   - Cruz Cabello
   - 1 Asst Grounds Supervisor-John Japhet
   - 2 – GK III
   - 2 – GK II
   - 5 – GK I

5. **Orange Roads and Grounds Team Supervisor**
   - Zone 8 - 14
   - Fred Wiedner
   - 1 Asst Grounds Supervisor - Currently Vacant
   - 1 Pest control Tech
   - 1 Irrigation Tech
   - 2 - GK III
   - 1 - GK II
   - 3 – GK I
The Corrective Maintenance Zonal Configuration
The New BLUE Roads and Grounds Maintenance Team (Zones 1 – 7)

O&M Assistant Director
New Posted Position
TEMP: Joe Martin, Director

Cruz Cabello
Supervisor

John Japhet
Asst Supervisor

Robert Rodriguez
GK-III

Jacob Castillo
GK-III

Jose Solis
GK-II

Greg Peyer
GK-II

Alex Flores
GK-I

Pete Esquivel
GK-I

Ernesto Chapa
GK-I

Jeff Nichols
GK-I

Gil Ruiz
GK-I
The New **ORANGE** Roads and Grounds Maintenance Team (Zones 8 – 14)

O&M Assistant Director
New Posted Position
TEMP: Joe Martin, Director

Fred Wiedner
Supervisor

VACANT
Asst Supervisor

Mark Sodrok
Irrigation Tech

Joe Martinez
Pest Control Tech

Juan Villarreal
GK-III

Luis Cazares
GK-III

George Martinez
GK-II

Lucas Stevens
GK-I

George Taylor
GK-I

Ronald Van-Leeuwen
GK-I
The Roads and Grounds Maintenance
Zonal Configuration
The New Building Operations Team
Effective: July 1, 2010

Operations Manager
James Jinks
New Position via Reclassification

Operations Leader
New Position
Create, post and fill from current Operator III Vacancy

FCMS Leader
Byron Reeder

2 Operator – III
5 Operator – II
3 Operator – I
4 FCT-II
1 FCT-I
The Next Steps

1. Hire the New Assistant Director.
2. Complete Workload Analysis to finalize required manning allocations to best satisfy mission requirements.
3. Complete Coordination with HR regarding career ladders, pursue internal postings for new positions, execute reclassifications and required administrative realignments.
4. Plan, design, and accomplish space reallocations and CMMS adjustments necessary to support this reorganization.
5. Implement incrementally each month to complete all major implementations by September 1, 2010 and all others by December 1, 2010.