Policy: It is the policy of the Messiah College Facility Service Departments to address facility work order requests in a timely manner as outlined in this policy.

Objectives: Monitor and address work orders in a timely manner. Follow up on work orders that are not addressed in a timely manner.

Equipment: TMA Work Orders, TMA Open Work Order Reports

Responsibility

Facility Maintenance Staff

1. All completed work orders must be closed in TMA within 24 hours after completion.
2. Responsible to inform Managers/Supervisors if assistance is needed in timely response to work orders and if workloads need adjustments.

Facility Services Managers

1. Monitor open work orders in TMA on a daily basis to track progress towards completion.
2. Discuss work orders that are open for longer than 10 days with the staff person who is holding the work order open. Develop a plan with the staff person to complete the work or re-assign it to another staff member.
3. Run a 60 day look back “Open Work Order” status report monthly (on the first working day of the month) to review any open work orders that need follow up. The report that identifies open work orders is found in TMA.
4. Run open work order reports on a bi-weekly basis for all technicians that they supervise.
5. Follow up with staff concerning work orders that are not appropriately completed and closed. The open work order report generated should date back 6 months.
6. Responsible to adjust staff workloads, if necessary.
7. Communicate with other Department Managers if workloads need shifted to other Departments or need assistance from other Departments.
8. A monthly aging work order report is generated each month and sent to managers for review. Managers send the report to the supervisors for follow-up.

Note - The signed copy of this procedure is filed in the Facility Service Department. By signing this policy you have agreed to enforce the contents, share with your staff and adhere to standards.

Jen Peachey, Form creator Signature

Facility Maintenance Service Manager Signature

Facility Maintenance Service Supervisor Signature

Facility Zone/HVAC Maintenance Supervisor Signature

Director of Facility Services Signature

Grounds Services Manager Signature

Campus Events Manager Signature

Electronically signed by Jen Peachey on 02/13/2018 12:20:56 PM

Electronically signed by Daniel Smith on 02/13/2018 12:43:36 PM

Electronically signed by Daniel Soltis on 03/01/2018 9:42:12 AM

Electronically signed by Lenny King on 02/16/2018 1:42:52 PM

Electronically signed by Bradley Markley on 02/13/2018 2:18:39 PM

Electronically signed by Pete Ramsey on 02/14/2018 6:53:03 AM

Electronically signed by George Blackburn on 02/13/2018 12:25:26 PM
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