August 2025 – July 2026

Work Order Review

Full Year Workorder Report

Seasonality Reports

- All M&O
- HVAC
- Plumbing
- Electrical
- Custodial
- Events
- Keys/Access Cards
- Key and Lock/Doors and Hardware
- Painting
- Delivery

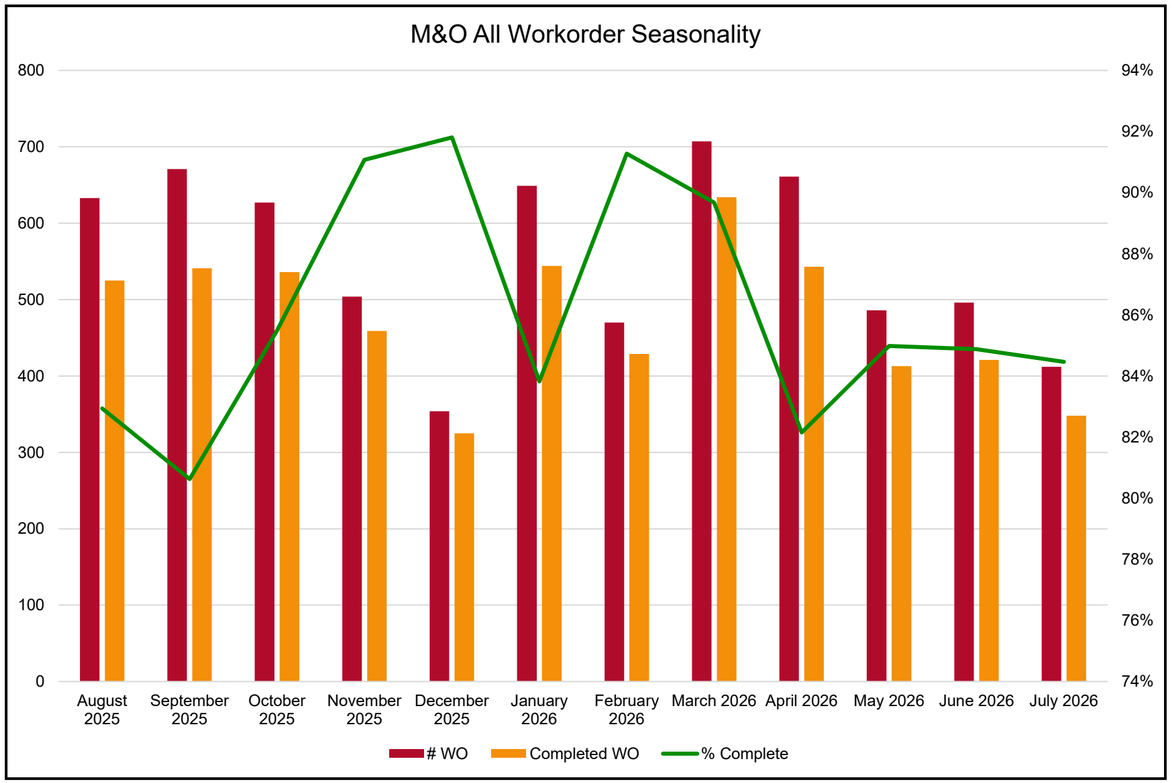
All workorder statuses are included in this report.

Nothing is excluded.

Creating another report which excludes workorders with On Hold and/or Declined statuses may reveal different trends.

M&O Annual Workorder Trend

No Workorders Excluded



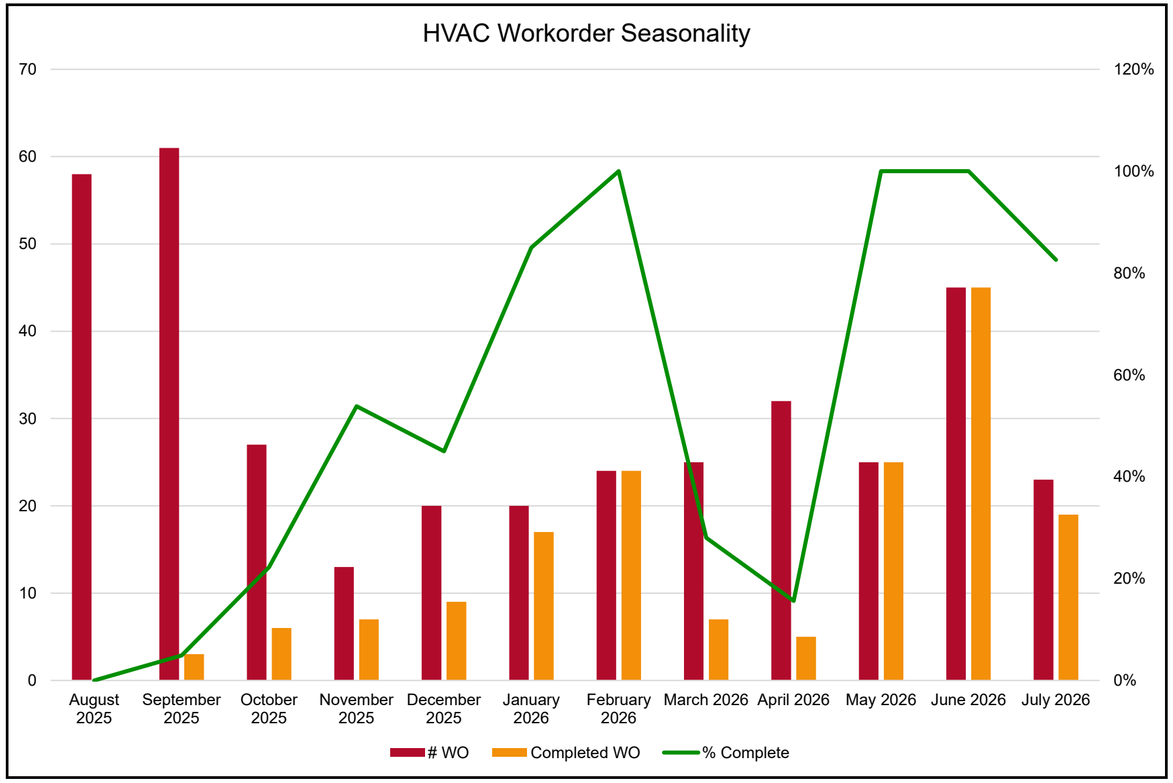
M&O has distinct seasonality with workorders overall.

Workorders spike at the beginning of each semester.

Volume increases for the months of March and April in conjunction with commencement preparations.

M&O HVAC Workorder Trend

No Workorders Excluded



HVAC has distinct seasonality with workorders.

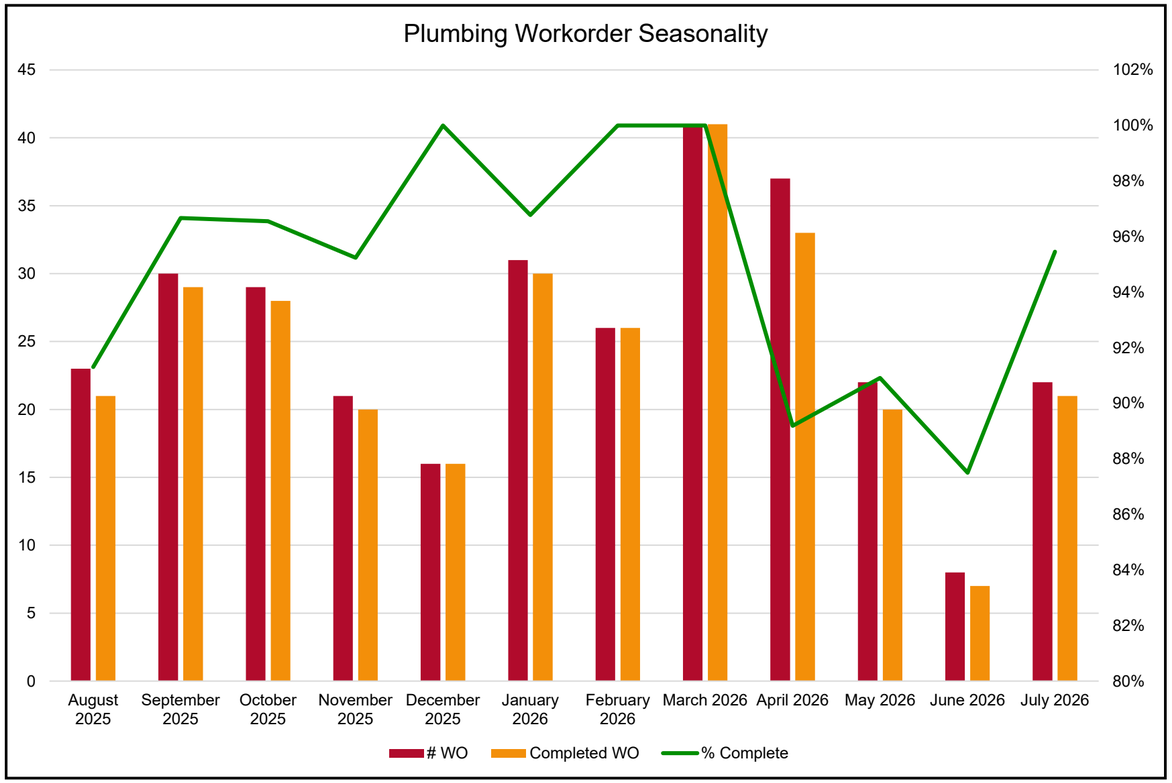
Workorders spike at the beginning of each semester.

Volume remains high during the summer break due to Bakersfield's hot climate.

When the HVACR technician position was filled in April 2026 HVAC workorders began being completed at an expected level.

M&O Plumbing Workorder Trend

No Workorders Excluded

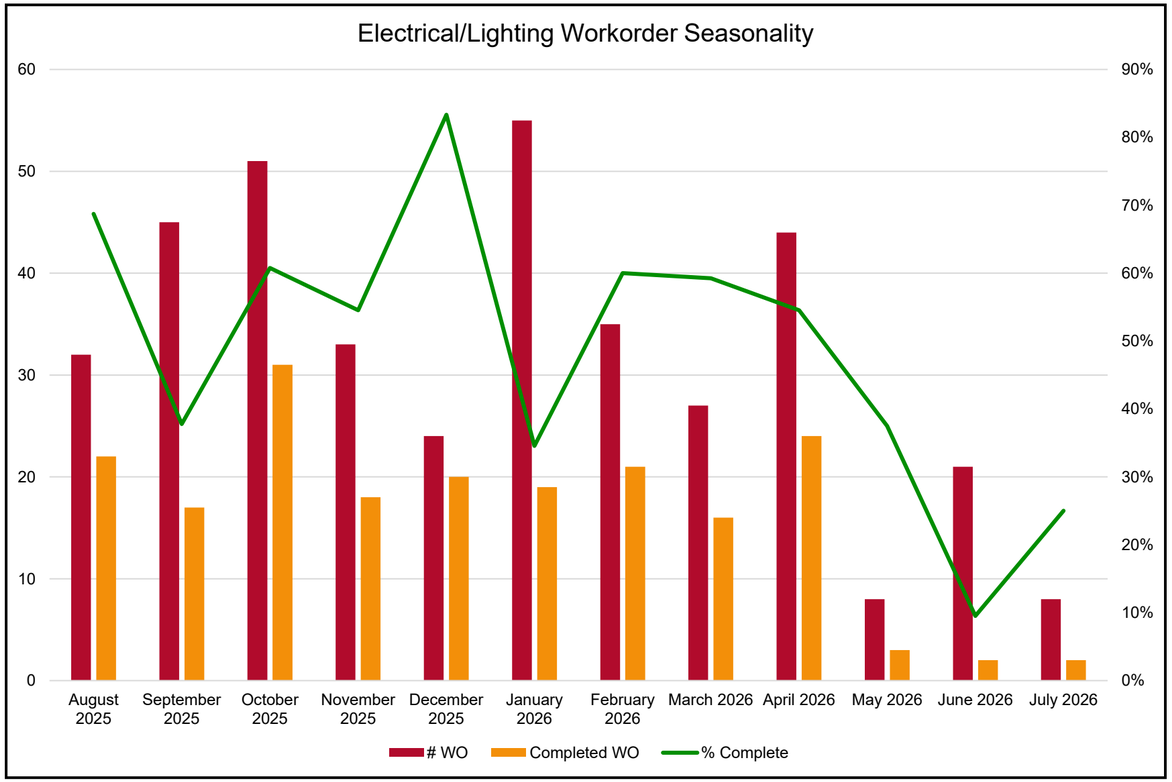


Plumbing workorders remain statistically steady during the school year, dropping in volume during winter and summer breaks.

There appears to be a statistical spike before commencement..

M&O Electrical Workorder Trend

No Workorders Excluded



This dataset contains the workorders for Electrical and Lighting.

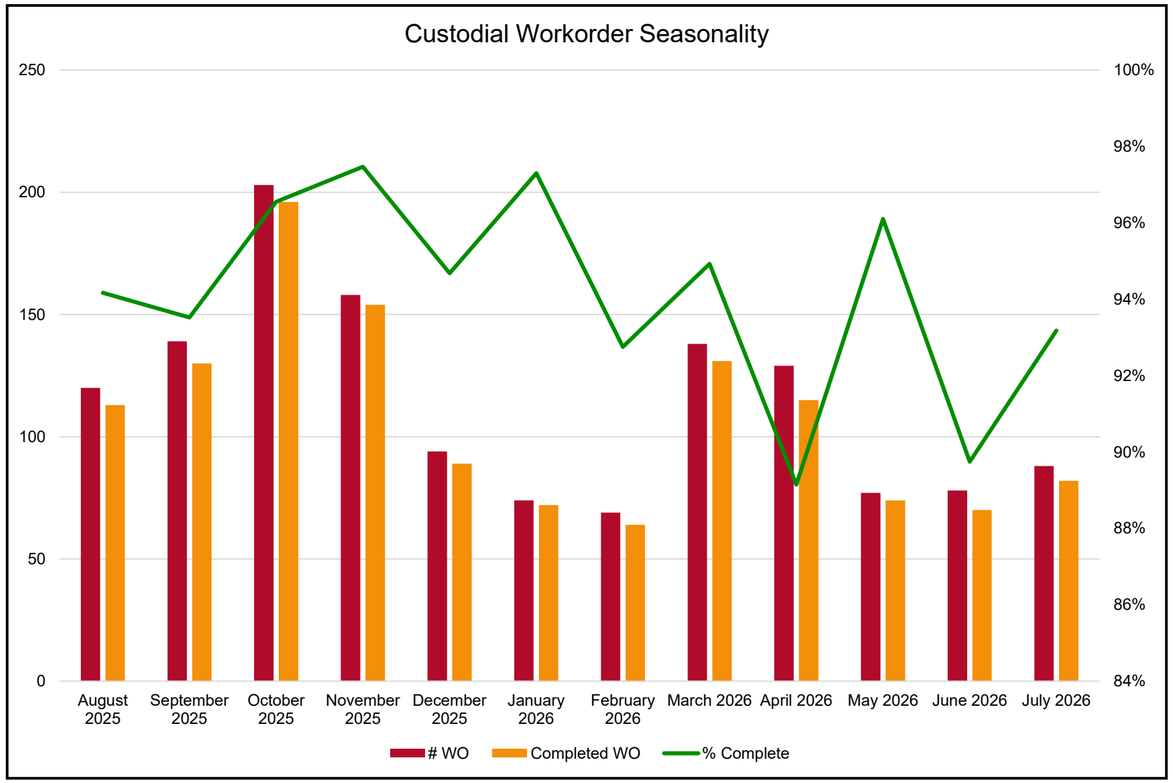
Electrical workorders spike at the beginning of the fall and spring semesters.

There appears to be a statistical spike before commencement..

Workorder volume falls during the fall and summer breaks.

M&O Custodial Workorder Trend

No Workorders Excluded



Custodial workorders increase from the beginning of the fall semester through October.

They then fall until preparations for commencement start.

M&O Events Workorder Trend

No Workorders Excluded

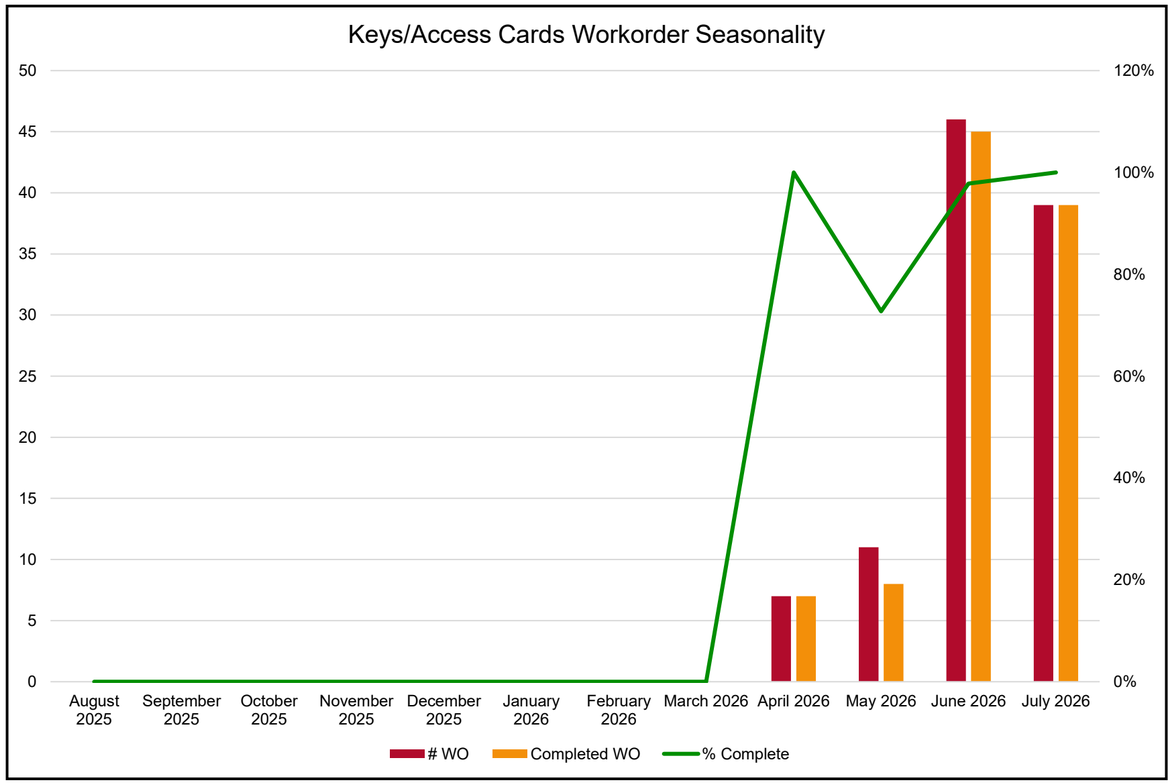
It appears Events workorders weren't tracked until January of 2026

M&O is in the process of implementing an events project code within Brightly to attach to every workorder tied to an event.

This will give us a better idea next year of the exact number of workorders for events.

M&O Keys/Access Cards Workorder Trend

No Workorders Excluded

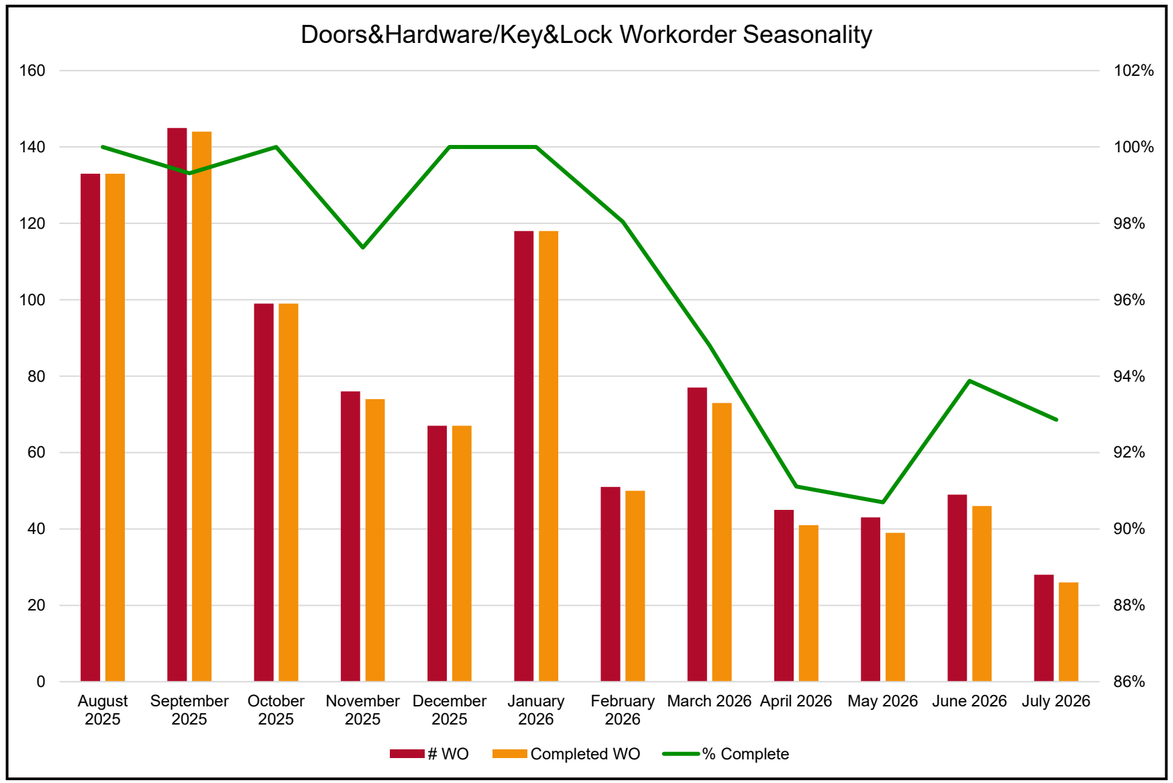


Keys/Access Card workorders began being tracked by the Brightly workorder system when the BC Key Policy was implemented.

We will have a better idea of seasonality after a full year of the program.

M&O Doors/Key&Lock Workorder Trend

No Workorders Excluded

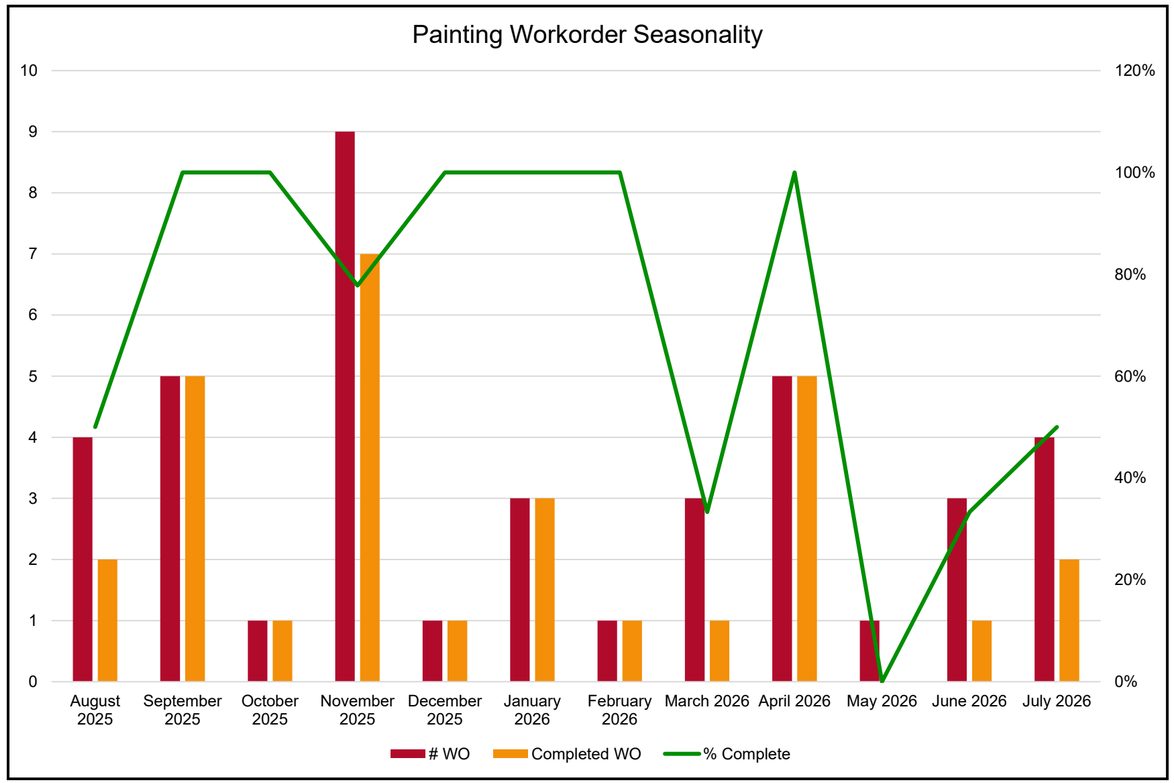


This dataset includes workorders from the Doors and Hardware, as well as the Key and Lock categories.

There is a significant increase in workorder volume at the beginning of the fall semester, and a smaller, yet also significant increase in workorder volume at the beginning of the spring semester.

M&O Painting Workorder Trend

No Workorders Excluded

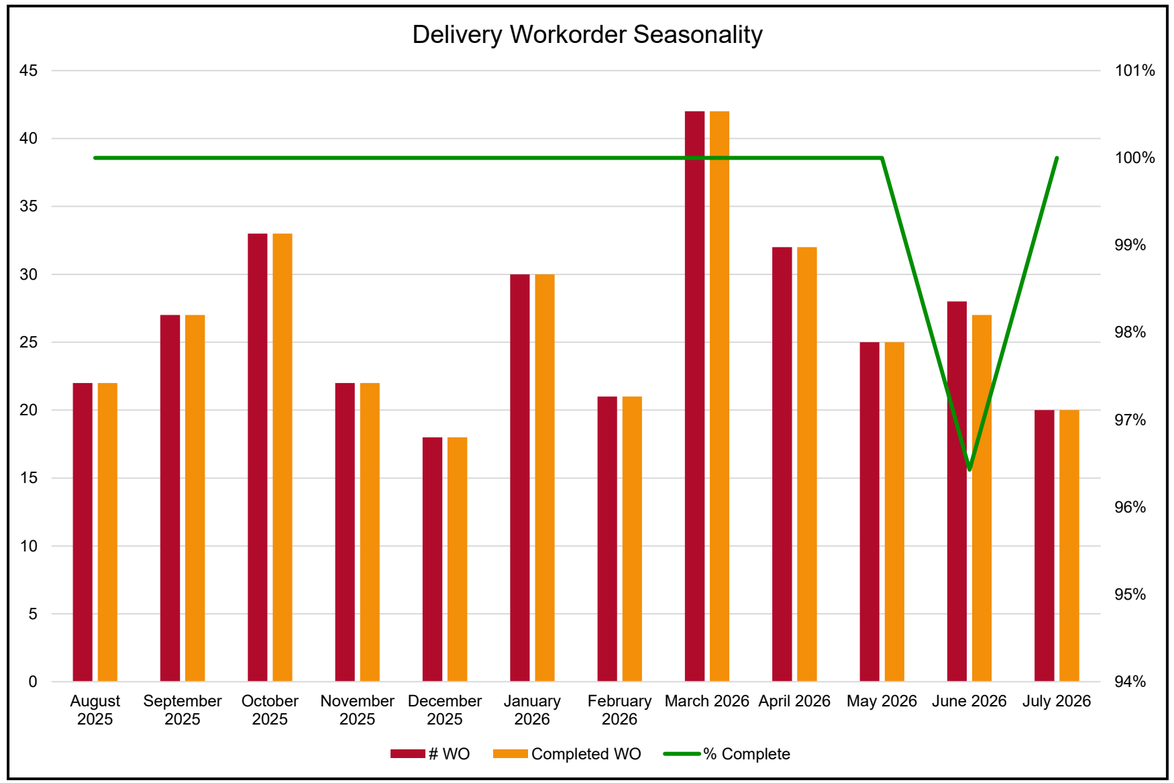


Painting workorder volume appears to be random and abnormally low.

Management will work with staff to ensure all work in painting is captured by a workorder.

M&O Delivery Workorder Trend

No Workorders Excluded



Delivery workorder volume is fairly steady during the fall and spring semester.

The exception to this is a spike of volume during March of 2026.

We need more data from a longer period of time to draw a conclusion wo any seasonality with confidence.

September 2026

Work Order Review

Introduction

- **Included Work Orders**
  - New Request
  - Assigned
  - Completed
  - Parts on Order
  - In Progress
- **Excluded Workorders**
  - On Hold
  - Declined

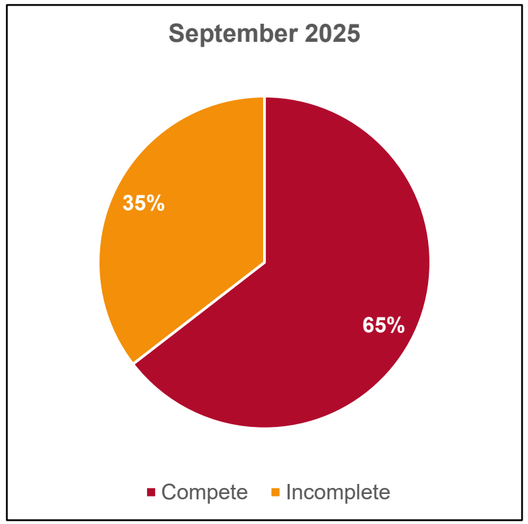
2025 vs. 2026 Workorder Totals

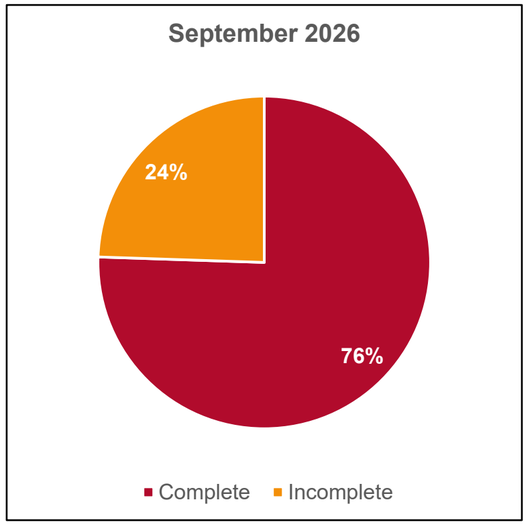
September 2025

- 671 total work orders
- 433 completed
- 65% Completion Rate

September 2026

- 715 total work orders
- 540 completed
- 76% Completion Rate
- 7% increase in work orders

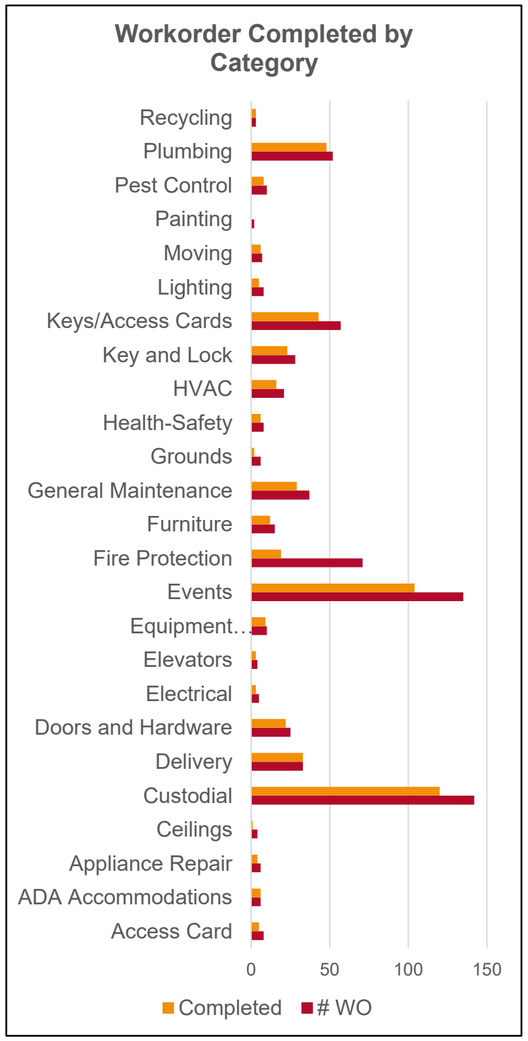


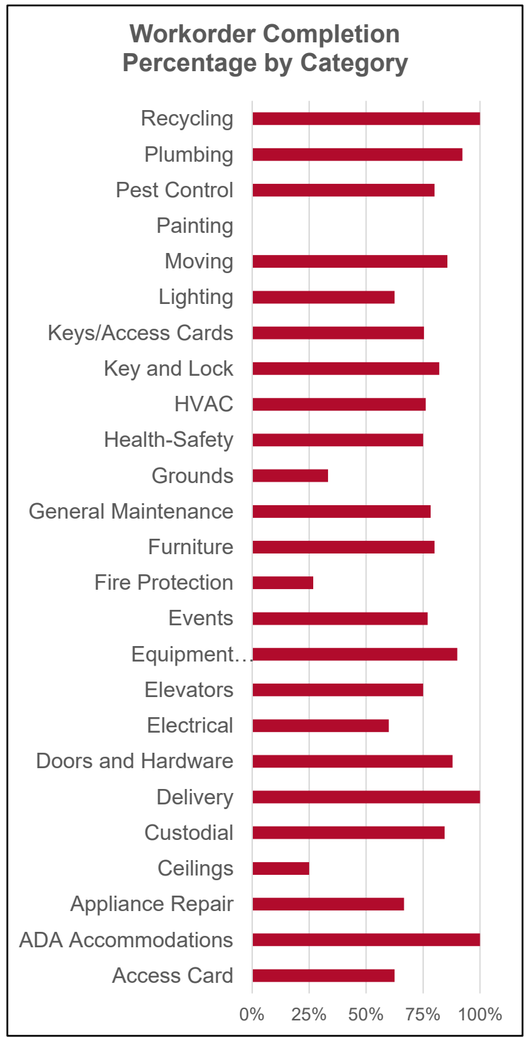


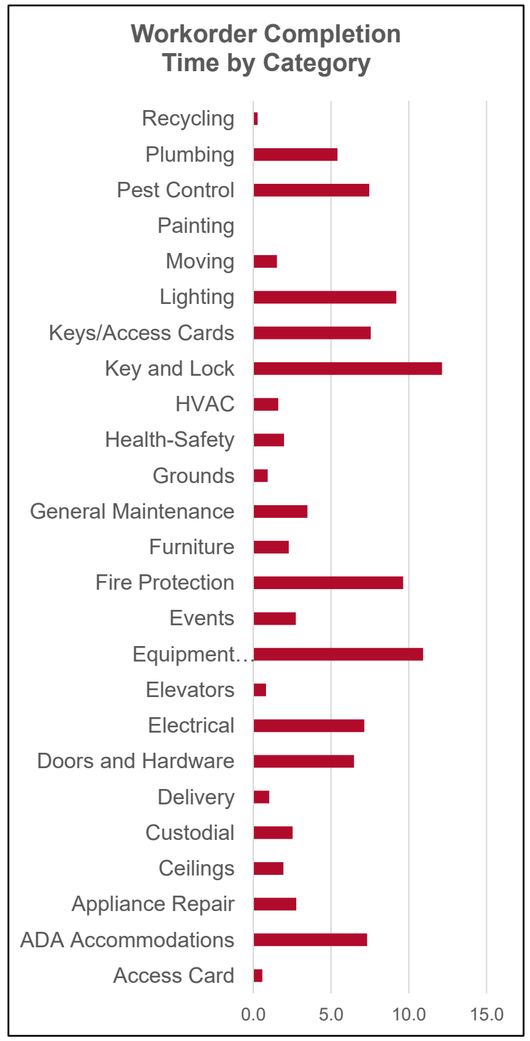
Workorder by Category Data

Work Category	# WO	# Non PM WO	Completed	Average Time	% Complete	Incomplete Avg Age
Access Card	8	8	5	0.6	63%	15.8
ADA Accommodations	6	6	6	7.3	100%	0.0
Appliance Repair	6	6	4	2.8	67%	3.0
Ceilings	4	4	1	1.9	25%	16.2
Custodial	142	142	120	2.5	85%	12.1
Delivery	33	33	33	1.0	100%	0.0
Doors and Hardware	25	25	22	6.5	88%	1.1
Electrical	5	5	3	7.1	60%	6.1
Elevators	4	4	3	0.8	75%	3.3
Equipment Maintenance	10	10	9	10.9	90%	3.5
Events	135	135	104	2.7	77%	7.0
Fire Protection	71	3	19	9.6	27%	11.0
Furniture	15	15	12	2.3	80%	7.8
General Maintenance	37	37	29	3.5	78%	8.3
Grounds	6	6	2	0.9	33%	16.3
Health-Safety	8	8	6	2.0	75%	15.7
HVAC	21	21	16	1.6	76%	3.4
Key and Lock	28	28	23	12.1	82%	8.9
Keys/Access Cards	57	57	43	7.6	75%	11.0
Lighting	8	8	5	9.2	63%	10.9
Moving	7	7	6	1.5	86%	21.4
Painting	2	2	0	0.0	0%	19.1
Pest Control	10	10	8	7.5	80%	7.7
Plumbing	52	51	48	5.4	92%	7.5
Recycling	3	3	3	0.3	100%	0.0
Total	**715**	**646**	**540**	**4.3**	**76%**	**10.0**

Workorder by Category Graphs



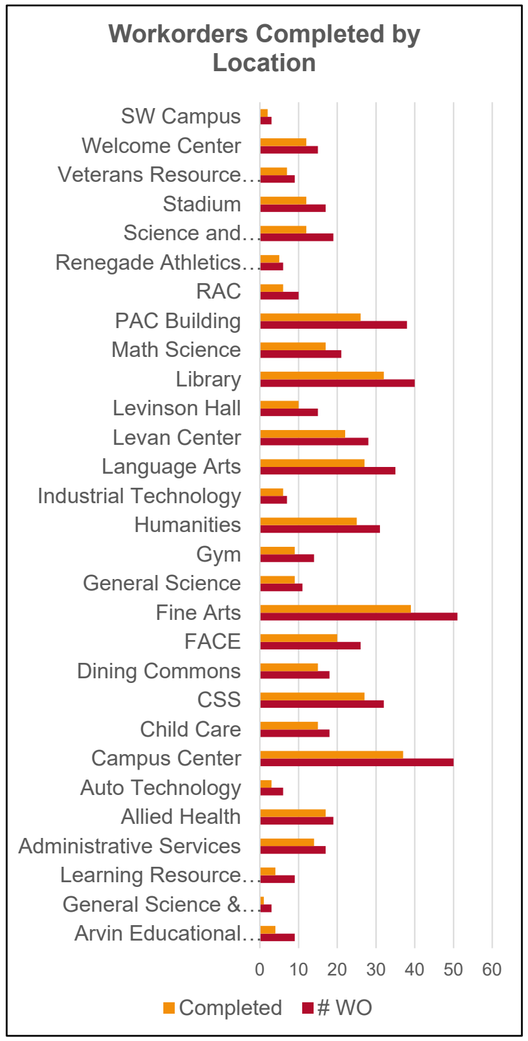


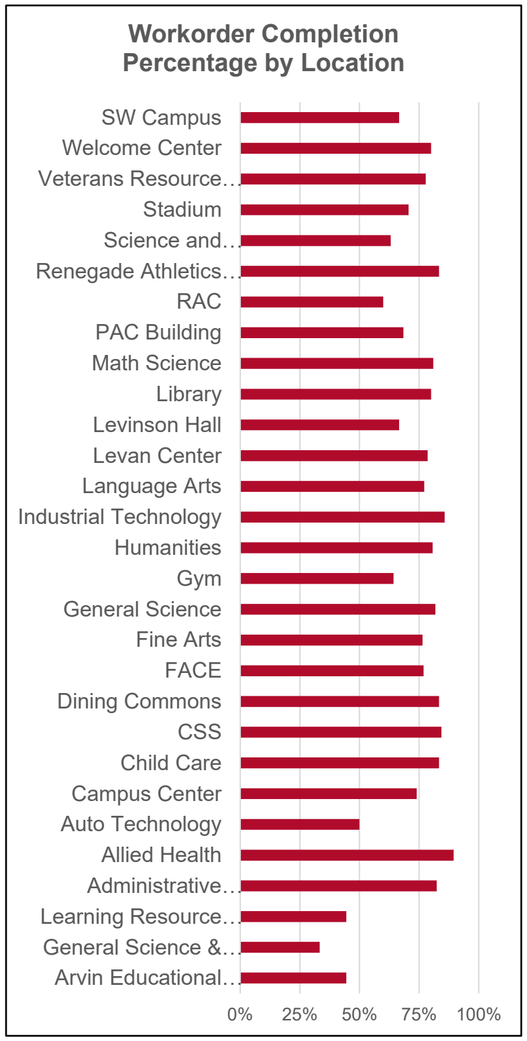


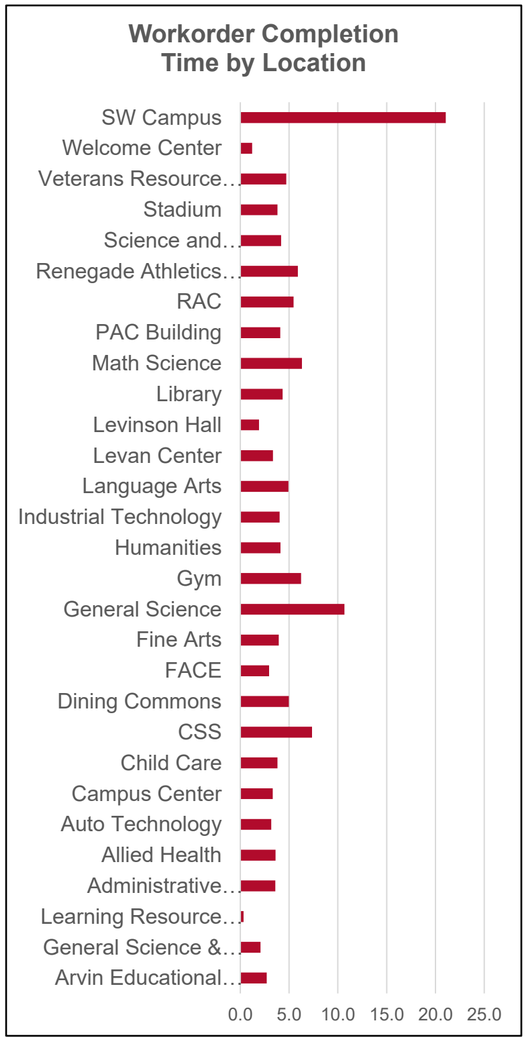
Workorder by Location Data

Campus	Location	# WO	# Non PM WO	Completed	Average Time	% Complete	Incomplete Avg Age
Arvin Campus	Arvin Educational Center	9	7	4	2.7	44%	14.2
Delano Timmons Campus	General Science & Technology	3	1	1	2.1	33%	15.6
Delano Timmons Campus	Learning Resource Center	9	7	4	0.3	44%	14.1
Panorama Campus	Administrative Services	17	15	14	3.6	82%	17.6
Panorama Campus	Allied Health	19	17	17	3.6	89%	15.6
Panorama Campus	Auto Technology	6	4	3	3.2	50%	10.6
Panorama Campus	Campus Center	50	48	37	3.3	74%	12.5
Panorama Campus	Child Care	18	16	15	3.8	83%	10.6
Panorama Campus	CSS	32	30	27	7.4	84%	11.0
Panorama Campus	Dining Commons	18	16	15	5.0	83%	2.2
Panorama Campus	FACE	26	24	20	2.9	77%	13.0
Panorama Campus	Fine Arts	51	49	39	3.9	76%	9.7
Panorama Campus	General Science	11	9	9	10.7	82%	1.0
Panorama Campus	Gym	14	12	9	6.2	64%	11.9
Panorama Campus	Humanities	31	29	25	4.1	81%	14.4
Panorama Campus	Industrial Technology	7	5	6	4.0	86%	0.7
Panorama Campus	Language Arts	35	33	27	4.9	77%	8.1
Panorama Campus	Levan Center	28	26	22	3.3	79%	6.2
Panorama Campus	Levinson Hall	15	13	10	1.9	67%	9.0
Panorama Campus	Library	40	38	32	4.3	80%	8.0
Panorama Campus	Math Science	21	19	17	6.3	81%	6.6
Panorama Campus	PAC Building	38	36	26	4.1	68%	14.1
Panorama Campus	RAC	10	10	6	5.5	60%	8.2
Panorama Campus	Renegade Athletics Complex	6	4	5	5.9	83%	0.7
Panorama Campus	Science and Engineering	19	17	12	4.2	63%	8.7
Panorama Campus	Stadium	17	15	12	3.8	71%	12.1
Panorama Campus	Veterans Resource Center	9	7	7	4.7	78%	2.2
Panorama Campus	Welcome Center	15	13	12	1.2	80%	11.3
Southwest Campus	SW Campus	3	3	2	21.1	67%	13.5
Total		**715**	**646**	**540**	**4.3**	**76%**	**10.0**

Workorder by Location Graphs







Thank You

Any Questions or Comments?