

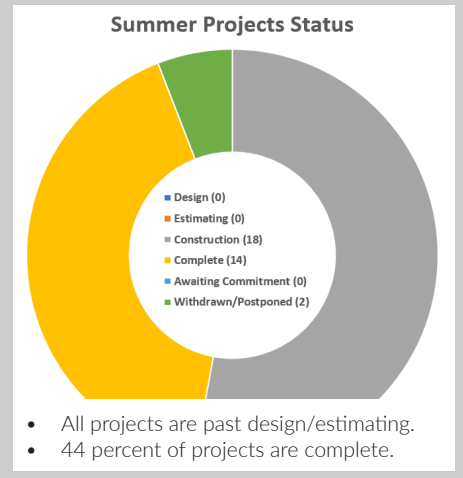


**From the Director's Desk...**

Key goals for the Physical Plant include reliability and resiliency. Our preventive maintenance program is being developed as a key strategy for reliability, aiming to reduce downtime of critical systems and equipment that support UW-Madison's mission of education, research, and outreach.

Some downtime is unavoidable, but through proactive identification of issues ("PM Repairs"), we seek to reduce the unplanned/unexpected outages that cause operational impact. This program is rapidly growing with over 20 percent of the inspections this month resulting in repairs that could have caused a service disruption (see below for details).

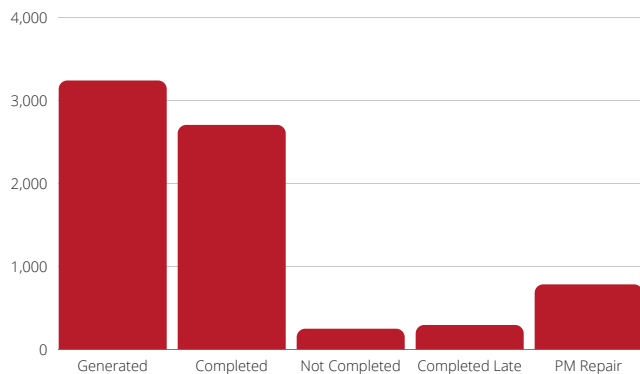
—Jay Bieszke



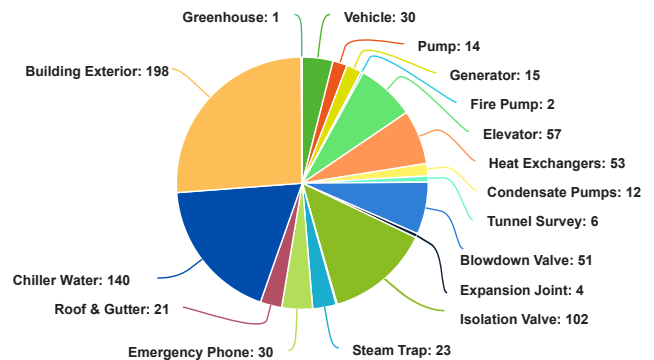
**PREVENTIVE MAINTENANCE**

In May, Physical Plant technicians completed more than 2,700 PM activities and generated 779 follow-up repairs.

**Generated vs Completed vs PM Repair**



**Proactive Repair Identification**



**PROJECTS SUBSTANTIALLY COMPLETED—JUNE 2021**

Nine projects (worth \$446K) reached substantial completion during the past month.

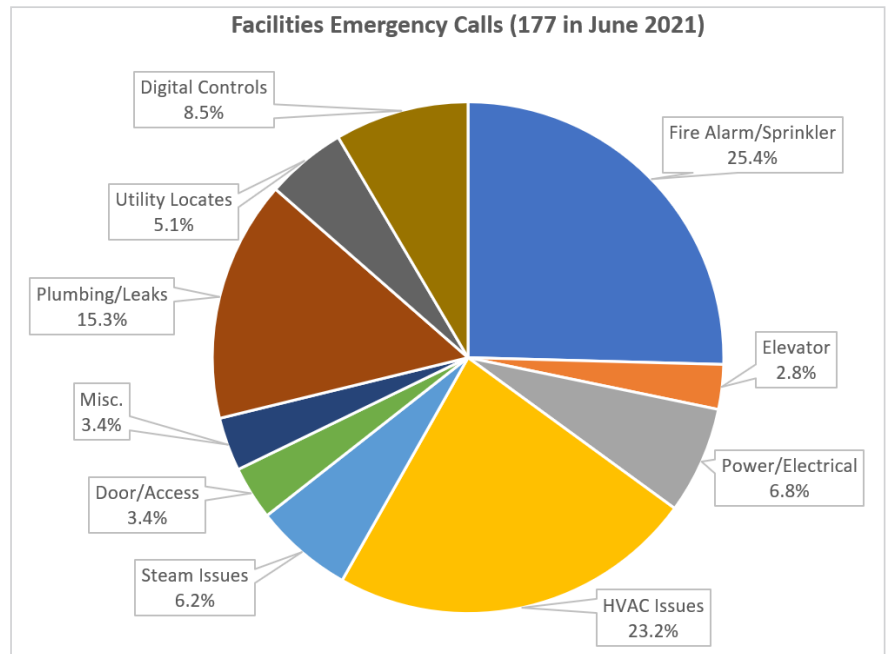
Project Number	Building	Description	Value
PRJ-20-001395	State Laboratory of Hygiene	Lab Renovation	\$126K
PRJ-21-002432	Van Vleck Hall	Mechanical Room Code Compliance	\$4K
PRJ-21-002443	Social Science	Renovate Anthropology Lab	\$19K
PRJ-21-002630	Engineering Hall	AV Updates	\$6K
PRJ-21-002298	Noland Hall	Room Remodel	\$37K
PRJ-21-002381	Van Hise Hall	Bathroom Renovation	\$120K
PRJ-21-002320	Veterinary Medicine	Replace Hoist System	\$12K
PRJ-21-002399	Discovery Building	HVAC Upgrades	\$26K
PRJ-20-001664	333 East Campus Mall	Construct Offices	\$96K
<b>Total Value of Work (Final Amount TBD)</b>			<b>\$446K</b>

## BREAKDOWNS AND EMERGENCY CALLS

There were 177 facilities emergency calls in June 2021 and two major facilities issues.

**Chiller interruption.** On June 15, a commercial power anomaly caused the chillers at both heating and cooling plants to go offline. This had an immediate impact on the ability to cool buildings across campus. The Utilities and Energy Management team quickly worked to restart the chillers, following processes they developed to safely and efficiently perform these complicated tasks. Their efforts resulted in minimal disruption of cooling and quick return to normal operations.

**Electrical substation failure.** On June 25, an equipment failure at the Bacteriological Substation caused a major power outage impacting nearly 60 campus buildings. In addition, the outage impacted the feeder line that supplies power to the 15kV Charter Substation. The Physical Plant team quickly restored power through multiple switching events that minimized the event to less than two hours. This is the second major equipment failure at the substation in recent years. Repairs were recently completed to mitigate the first failure, which also minimized the impacts of this event. The resiliency of the campus electrical distribution system will be reduced while this newly damaged equipment is repaired. FP&M has also submitted a project to the State of Wisconsin to replace this aging equipment.



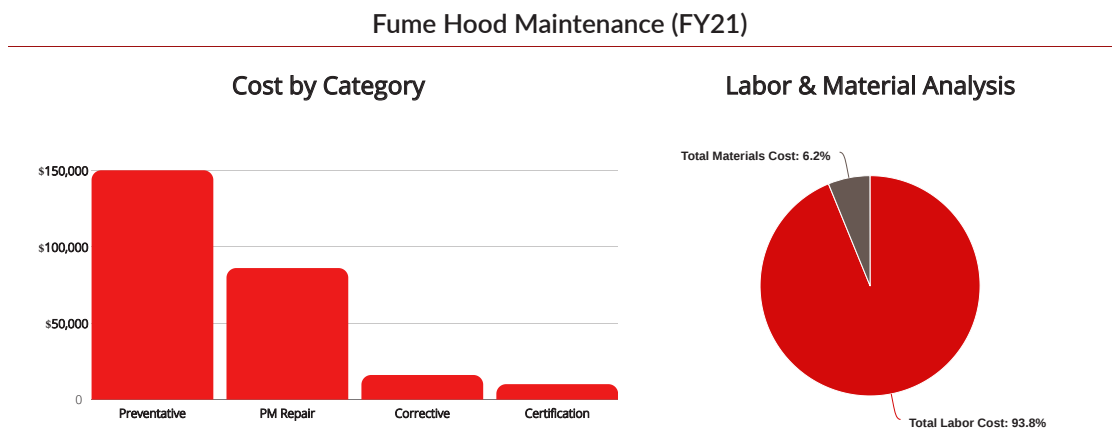
## MAINTENANCE SPOTLIGHT-FUME HOODS

Fume hoods enable critical research and education activities to operate in a safe environment. There are now nearly 3,000 operating fume hoods on campus, and this number continues to grow.

A skilled team of professional technicians in the Physical Plant Sheetmetal Shop ensure that these fume hoods are working correctly and meet regulatory requirements. In addition to preventive maintenance and unscheduled repairs, this team also tests each fume hood every year.

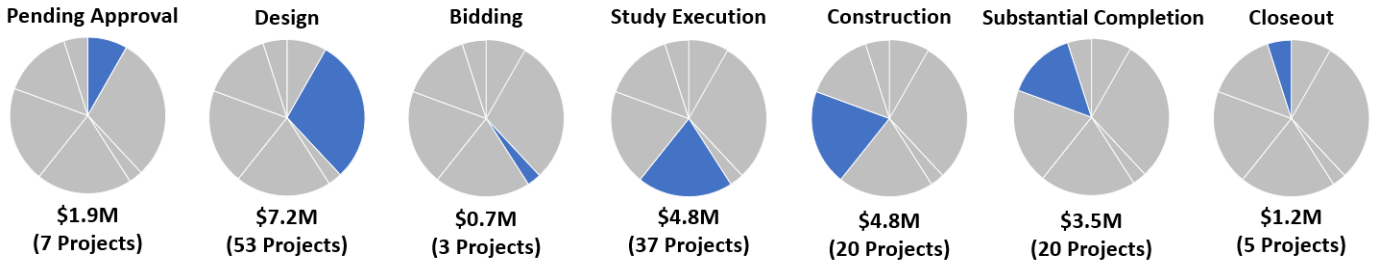
Specialized equipment is used to measure air flow and to check for other life safety capabilities.

These annual tests take more than 5,200 hours of staff time and cost more than \$260,000. These numbers continue to grow as the number of fume hoods on campus increases. The proficiency of the team from the Sheetmetal Shop helps keep these costs lower. Less than six percent of the cost goes to unscheduled breakdowns.



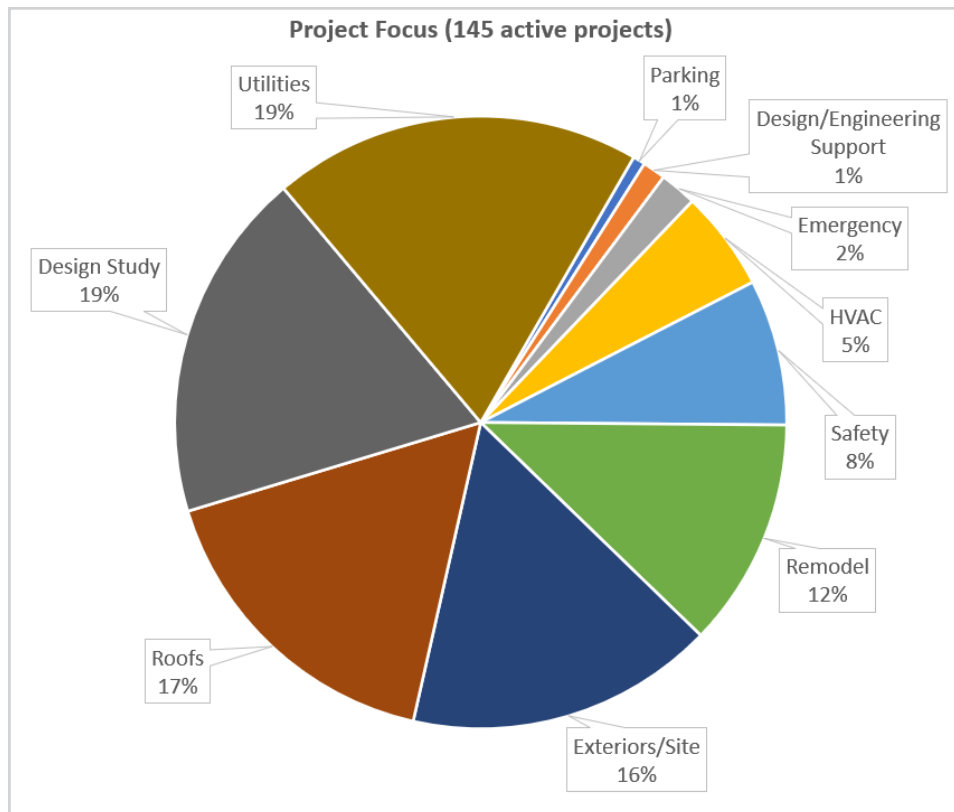
## SMALL PROJECTS UPDATE

Physical Plant is currently managing 145 State-funded Small Projects for a total of \$24.1 million across the project lifecycle.



This type of project delivery is one of five project delivery modalities available to UW-Madison (Enumerated Capital Project, All Agency Project, Small Project, UW-Managed Project, and in-house work). Small Projects are included in this report because the Physical Plant is responsible for either managing them or serving as the customer representative. For more information about in-house work, see pages 4-7.

The chart below breaks this effort down by the intended benefit for campus facilities and infrastructure. It shows that \$9.7 million is dedicated to improving the reliability and resiliency of facilities (roofs, exterior/site, emergency, and HVAC systems) and \$4.7 million to improving utilities infrastructure.



The Facilities Specialist team is responsible for identifying and submitting repair jobs for General Fund Supported Borrowing (GFSB) funded projects and assisting campus departments when a Small Project is the right delivery method for remodeling work. Other FP&M units also submit Small Projects for work such as campus planning (design studies), utilities, and parking.

The State of Wisconsin approves funding for Small Projects and All Agency Projects in each biennial budget. We have reached the end of the current biennium; the recently signed state budget will enable us to continue submitting projects in Fiscal Year 2022.

# SUMMER 2021 PROJECT STATUS

## Operationally Critical Projects Underway for Summer 2021 Construction

Summer 2021 in-house construction efforts are fully underway. This year projects were selected based on a collective effort that included representatives from SMPH, L&S, CALS, VCRGE, CoE, and DoIT. The ad-hoc team collaboratively prioritized projects and identified the ones that would have the greatest impact to the University’s mission and benefitted from reduced summertime campus occupancy.

### Current Status Summary

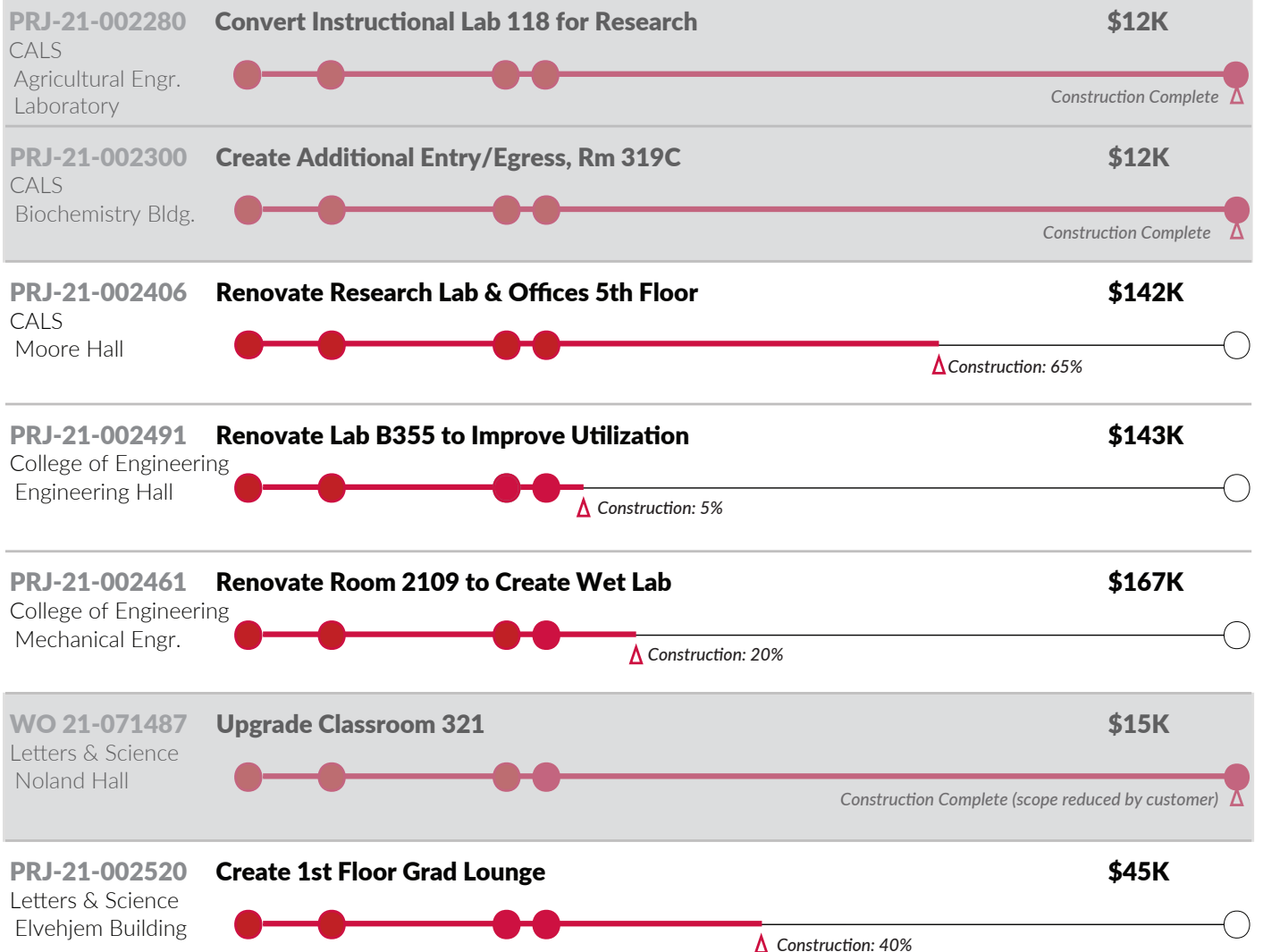
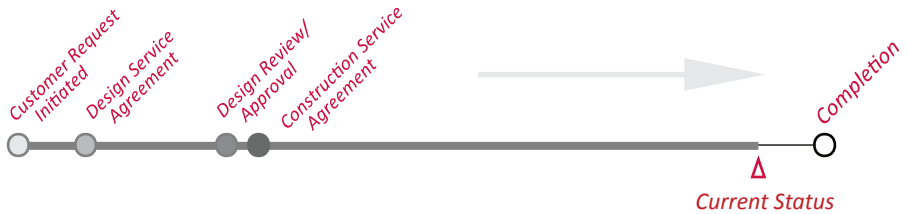
Design	0
Estimating	0
Construction	18
Complete	14
Awaiting Commitment	0
Customer Withdrawn/Postponed	2

### KEY

#### Project Milestones / Progress

Projects generally follow a series of standard milestones as we work with the customer to clarify scope, design, and the details; and conduct detailed work planning, order materials, and execute construction.

### Milestones



## SUMMER 2021 RENOVATION PROJECTS, CONTINUED

<b>PRJ-21-002195</b> Letters & Science Birge Hall	<b>Renovate Sample Containment Lab B244</b>	<b>\$114K</b>	 Substantially Complete: 95% <span style="color: red;">▲</span>
<b>PRJ-21-002204</b> Letters & Science Integrative Biology Research Building	<b>Create Research Lab 124-128 for Incoming PI</b>	<b>\$30K</b>	 Construction Complete <span style="color: red;">▲</span>
<b>PRJ-21-002223</b> Letters & Science Integrative Biology Research Building	<b>Renovate Research Lab Rm 28 for Incoming PI</b>	<b>\$66K</b>	 Construction: 35% <span style="color: red;">▲</span>
<b>PRJ-21-002243</b> Letters & Science Integrative Biology Research Building	<b>Renovate Research Lab 116-120 for Incoming PI</b>	<b>\$190K</b>	 Construction: 80% <span style="color: red;">▲</span>
<b>PRJ-21-002264</b> Letters & Science Birge Hall	<b>Renovate Research Lab 347-351 for Incoming PI</b>	<b>\$21K</b>	 Construction Complete <span style="color: red;">▲</span>
<b>PRJ-21-002443</b> Letters & Science Social Sciences	<b>Update Class Lab 5310 - ILM</b>	<b>\$20K</b>	 Substantially Complete: 95% <span style="color: red;">▲</span>
<b>PRJ-21-002442</b> Letters & Science Sterling Hall	<b>Update Class Lab 3517- ILM</b>	<b>\$22K</b>	 Construction: 70% <span style="color: red;">▲</span>
<b>PRJ-21-002364</b> Letters & Science Birge Hall	<b>Update Class Lab - ILM</b>	<b>\$117K</b>	 Construction: 85% <span style="color: red;">▲</span>
<b>PRJ-21-002146</b> Letters & Science Computer Science	<b>Renovate Research Lab 1351 or 1355</b>	<b>\$25K</b>	 Construction Complete <span style="color: red;">▲</span>
<b>PRJ-21-002174</b> Letters & Science Computer Science	<b>Renovate Conference Rooms 3310, 3410</b>	<b>\$27K</b>	 Construction Complete <span style="color: red;">▲</span>
<b>PRJ-21-002344</b> Letters & Science Weeks Hall	<b>Renovate Lab Support Room 270 - ILM</b>	<b>\$197K</b>	 Construction: 20% <span style="color: red;">▲</span>

## SUMMER 2021 RENOVATION PROJECTS, CONTINUED

<b>PRJ-21-002446</b> Letters & Science Humanities	<b>Upgrade Classroom 1561 - ILM</b>	<b>\$66K</b>	 Construction: 60% <span style="color: red;">▲</span>
<b>PRJ-21-002445</b> Letters & Science Humanities	<b>Upgrade Classroom 1351 - ILM</b>	<b>\$32K</b>	 Construction: 25% <span style="color: red;">▲</span>
<b>PRJ-21-002488</b> Letters & Science Chamberlin Hall	<b>Renovate Research Lab 4528 to Add Equipment</b>	<b>\$165K</b>	 Construction: 5% <span style="color: red;">▲</span>
<b>PRJ-21-002486</b> Letters & Science Vilas Hall	<b>Improve Classrooms, Labs</b>	<b>\$80K</b>	 Construction: 5% <span style="color: red;">▲</span>
<b>PRJ-21-002354</b> School of Education Teacher Education	<b>Combine Rooms 564, 566 to Create Larger Classroom</b>	<b>\$70K</b>	 Construction: 90% <span style="color: red;">▲</span>
<b>PRJ-20-002111</b> SMPH Wisconsin Institutes for Medical Research	<b>Renovate Research Lab B1073</b>	<b>\$106K</b>	 Construction Complete <span style="color: red;">▲</span>
<b>PRJ-21-002270</b> SMPH Medical Foundation Centennial Bldg.	<b>Renovate Office 5177 to Increase Occupancy</b>	<b>\$8K</b>	 Construction Complete <span style="color: red;">▲</span>
<b>PRJ-21-002474</b> SMPH Wisconsin Institutes for Medical Research	<b>Relocate Research Lab 7120/A to 7162/3</b>	<b>\$118K</b>	 Construction: 45% <span style="color: red;">▲</span>
<b>PRJ-21-002304</b> SMPH Wisconsin Institutes for Medical Research	<b>Renovate Research Lab 7168 to Add Fume Hoods</b>	<b>\$7K</b>	 Construction: 35% <span style="color: red;">▲</span>
<b>PRJ-21-002355</b> SMPH Medical Foundation Centennial Bldg.	<b>Install Services 4th &amp; 5th Floors for Occupancy Increase</b>	<b>\$148K</b>	 Construction: 40% <span style="color: red;">▲</span>
<b>PRJ-21-002412</b> WSLH Stovall Hall	<b>Install CO2 Sensors</b>	<b>\$11K</b>	 Cancelled by requestor
<b>PRJ-21-002361</b> FP&M Van Hise Hall	<b>Upgrade Classroom 215 AV - ILM</b>	<b>\$13K</b>	 Construction Complete <span style="color: red;">▲</span>

## SUMMER 2021 RENOVATION PROJECTS, CONTINUED

<b>PRJ-21-002415</b>	<b>Upgrade Classroom B115 AV - ILM</b>	<b>\$11K</b>
FP&M Van Vleck Hall		Construction Complete
<b>PRJ-21-002416</b>	<b>Upgrade Classroom B139 AV - ILM</b>	<b>\$10K</b>
FP&M Van Vleck Hall		Construction Complete
<b>PRJ-21-002454</b>	<b>Upgrade Classrooms 1217, 1221 Lighting Systems</b>	<b>\$19K</b>
FP&M Humanities		Construction: 15%
<b>N/A</b>	<b>Renovate Research Lab 634 to Add Equipment</b>	
CALS Animal Science		Cancelled by requestor.

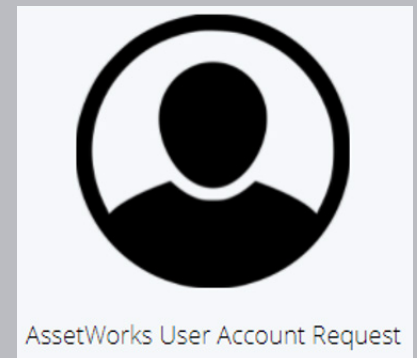
### EXAMINING COSTS BILLED TO DEPARTMENTS FROM THE PHYSICAL PLANT

In compliance with [UW System Administrative Policy 322 Physical Plant Service Chargebacks](#), monthly billing throughout the fiscal year is conducted by FP&M on the behalf of the Physical Plant.

When examined from WISER, these charges reveal limited detail. Applying for and obtaining an AssetWorks User Account provides access to reports with greater work order cost accounting detail.

Here's how to request an account and run these reports.

1. Log in to [AssetWorks ReaDY](#) using your NetID.
2. Click the the *AssetWorks User Account Request* icon to initiate your request.
3. Once you have the account, log in to the [AssetWorks WorkDesk](#) with your NetID.
4. In the *Report Listing* section (on the right side of the screen), select one of the following reports: 1012, 1016, 1017, or 1020.
5. Configure the report to meet your needs and run the report.



When you run one of these reports, AssetWorks produces an optimized-for-Excel result in the browser. We recommend that you download the Excel version of the report (via the option in the web report viewer) for easier reading and further analysis.

If you have questions about the charges in these reports, contact your [Facilities Specialist](#) or get in touch with FP&M Business Operations and Purchasing ([fpmbo@fpm.wisc.edu](mailto:fpmbo@fpm.wisc.edu)).