



From the Director's Desk....

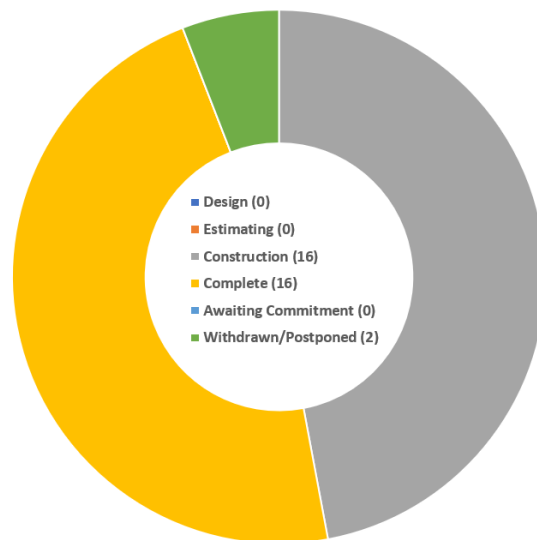
Each summer, Physical Plant teams complete additional work to ready the campus for another academic year. This ongoing work behind the scenes includes activities such as floor care, deep cleaning, window washing, construction and renovation projects, painting and corrosion control, masonry repairs, roof repairs, major maintenance of utilities distribution systems, road and parking striping, pavement repairs, and various building system preventive maintenance tasks. This month's report covers a mere fraction of that activity.

The Physical Plant is an amazing team of dedicated and skilled professionals that pour their hearts and souls into keeping this campus operating 24 hours per day, 365 days a year regardless of the circumstances, challenges, environmental conditions, or resource limitations.

When you see one of our hard-working team members, please let them know you appreciate their hard work!

—Jay Bieszke

Summer Projects Status



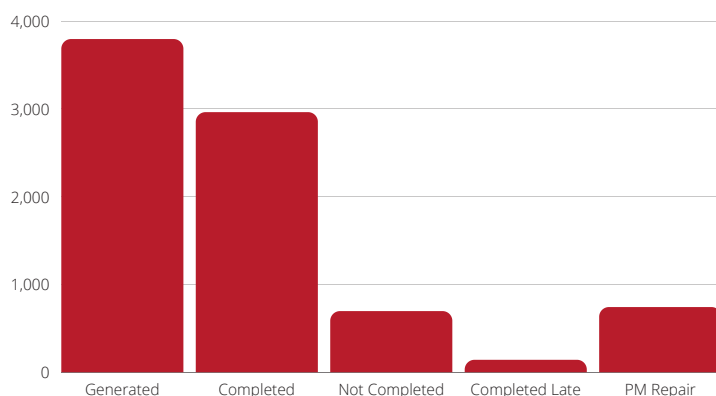
- All projects are past design/estimating.
- 48 percent of projects are complete.

Editor's Note: Jay Bieszke's last day with UW-Madison was August 10, 2021. Cindy Torstveit has been appointed to serve as the interim Executive Director of the Physical Plant. She transitioned from her current role as FP&M's Assistant Director of Capital Planning on August 11. [More information...](#)

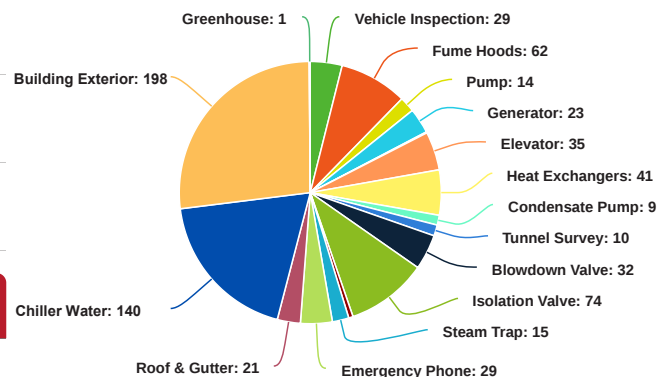
PREVENTIVE MAINTENANCE

In June, Physical Plant technicians completed more than 3,700 PM activities and generated 740 follow-up repairs.

Generated vs Completed vs PM Repair



Proactive Repair Identification

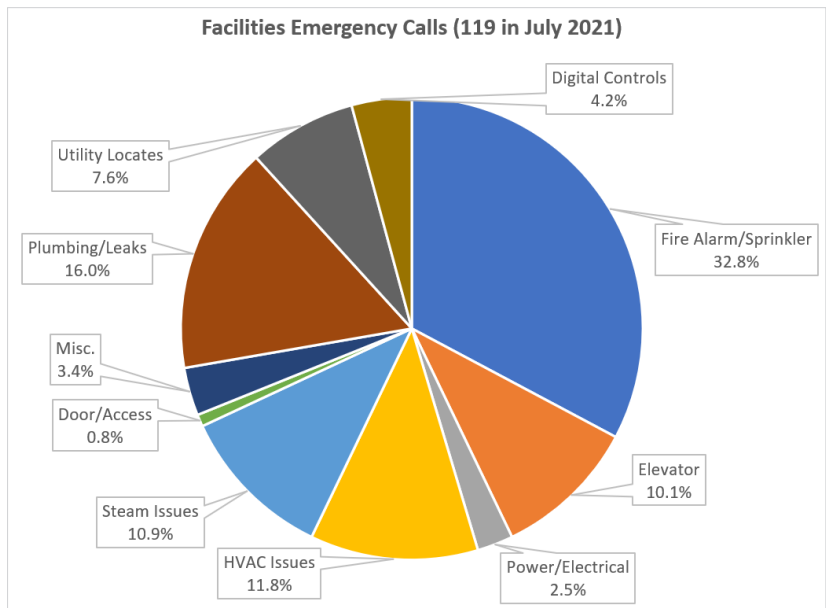


BREAKDOWNS AND EMERGENCY CALLS

There were 119 facilities emergency calls in July 2021 and one major facilities issue.

Electrical Outage. On July 7 a short circuit occurred on a 15kV tie cable segment between the LaBahn substation and the Dayton Street switching station.

This caused a 30-minute outage affecting 25 buildings on the west side of campus. The Physical Plant Electric Shop worked closely with MGE to restore power. The outage was caused by a failure on a recently installed cable.



PROJECTS SUBSTANTIALLY COMPLETED—JULY 2021

Twenty projects (worth \$3.03M) reached substantial completion during the past month.

Project Number	Building	Description	Value
PRJ-21-002354	Teacher Education	Renovate Rooms	\$70K
PRJ-21-002380	Nancy Nicholas Hall	Remodel Lab	\$21K
PRJ-21-002454	Humanities Building	Renovate Rooms	\$17K
PRJ-21-002530	Microbial Sciences	Modify Equipment	\$34K
PRJ-21-002582	Microbial Sciences	Relocate Lab	\$9K
PRJ-21-002629	Humanities Building	Relocate Screen	\$7K
PRJ-21-002195	Birge Hall	Remodel Room	\$113K
PRJ-21-002442	Sterling Hall	Remodel Lab	\$20K
PRJ-21-002459	Lowell Center	Replace Chiller	\$245K
PRJ-21-002443	Social Science	Renovate Lab	\$19K
PRJ-20-001852	Brogden Psychology	Roofs 2 and 3 replacement	\$299K
PRJ-20-001851	EHS Building	Roof #1 Replacement	\$294K
PRJ-20-001908	1220 Capital Court	Roof Repair	\$300K
PRJ-20-001910	Wendt Commons	Roof 4 Replacement	\$296K
PRJ-20-001204	Enzyme Institute	Steam Coil Replacements	\$157K
PRJ-20-002059	Primate Center	Emergency Elevator Rebuild	\$298K
PRJ-21-002595	Van Hise Hall	Emergency Concrete Panel Removal and Repair	\$500K
4831601	Limnology Building	Shoreline Restoration	\$74K
PRJ-20-001221	Arboretum McKay Center	Building Envelope Repairs	\$195K
PRJ-20-001032	Lot 83 Fluno Center	Parking CO2/NO2 Sensor Assessment	\$60K
Total Value of Work (Final Amount TBD)			\$3.03M

FY21 PROJECT DELIVERY REVIEW – IMPROVING ESTABLISHED PRACTICES

Over the past twelve months, the Physical Plant has continued work to decrease project backlog at all stages of the delivery process and to increase responsiveness throughout project development. Continual refinement of these processes has resulted in significant improvements.

Turnaround time from initial work request to receipt of preliminary feasibility information was greatly reduced through the use of a focused consultation process to determine if the project was viable and affordable. Providing a scope letter containing a square-foot estimated cost rather than a more detailed line-item estimate at a time when a project is still frequently in the “idea” stage decreased our response time from an average of 76 days to 40 days. During some periods our average turnaround time was just 12 days. Our overall goal is to keep this average turnaround time under 30 days.

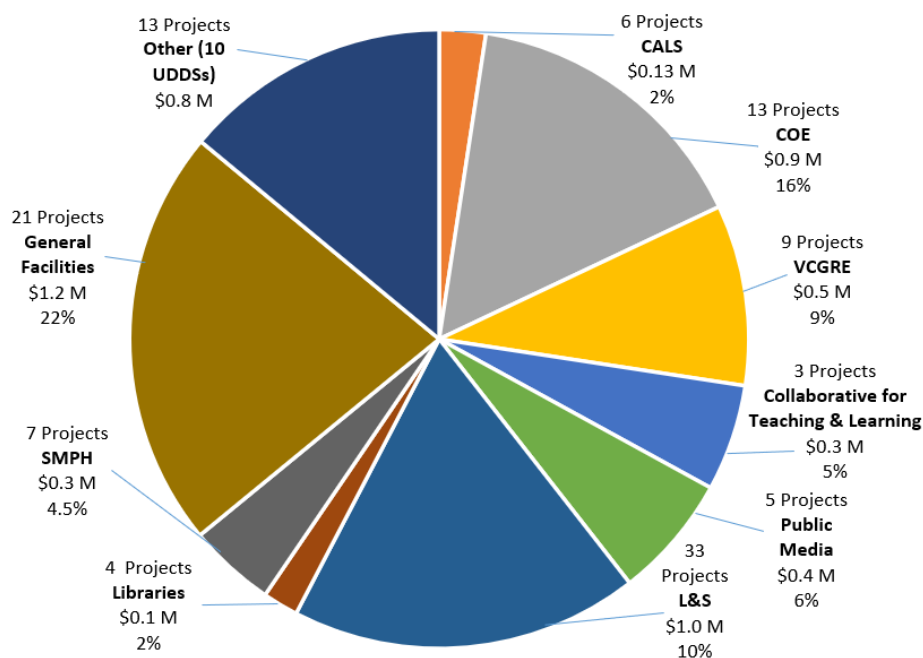
In FY18, more than half of in-house renovation projects took more than two years to complete. Now, half of these projects are completed within one year from inception. A deliberate focus on the backlog and more rapid delivery processes has reduced long-duration projects to only six percent in 2021.

Construction estimating time was reduced from an average of more than four weeks to three weeks by the systematization benefits brought by using estimating software and common forms.

Additional work has also gone into the back-office processes such as project billing and closeout. While 135 projects were begun in FY21, 191 were closed out, representing a resolution of outstanding funding issues for customer departments and significant updates to the electronic master building plans in our records.

	FY19	FY20	FY21
Duration	% of Total	% of Total	% of Total
Under 1 Yr.	5%	35%	50%
1-2 Yrs.	39%	43%	44%
Over 2 Yrs.	56%	22%	6%

FY21 Project Distribution by UDDS



126 Projects (19 Cancelled); \$5.5M

Additional Details

- Average project value increased year-over-year by 11 percent to \$48,066.
- Average project length from intake to substantial completion: 385 days.

INSURANCE CLAIMS UPDATE

Since the last report, previously reported facility repairs for the following insurance claims were completed:

- **Wind & Hail Damage (July 27, 2020).** Peninsular Agricultural Research Station, Sturgeon Bay. Approximate cost: \$40K.
- **Water Damage (February 6, 2021).** School of Social Work; connection on a hot water line rusted out. Approximate cost: \$130K.

All work to address claims >\$25k incurred prior to May 20, 2021 are substantially complete, with two exceptions:

- **Electrical Failure (August 25, 2020).** Microbial Science Substation repair is delayed until December 2021 due to dependence on repairs connected to subsequent events in the same facility on June 25 and July 8, 2021. Work is approximately 85 percent complete. Approximate cost: \$600K.
- **Wind Damage (April 11, 2021).** UW Medical Foundation Centennial Building roof components blew off. Materials needed are suffering from supply chain issues. Completion is expected in summer of 2022. Approximate cost: \$150K.

After May 20, there were six water-related events and seven property-related events totaling approximately \$491k. Small claims (<\$25K) are not included below.

- **Property Damage (May 24, 2021).** A contracted vendor damaged flooring, blinds, and a roof access door hinge in the Health Sciences Learning Center and the UW Medical Foundation Centennial Building. Expected resolution in November 2021. Approximate cost: \$28K.
- **Water Damage (June 14, 2021).** Steam venting on the 11th floor of the Wisconsin Institutes for Medical Research caused a sprinkler head to engage causing flooding on floors below. Substantially complete. Approximate cost: \$157K.
- **Property Damage (June 25, 2021).** An electrical buss failure damaged the high voltage switch gear in the Microbial Science electrical substation. Expected resolution in December 2021. Approximate cost: \$210K.
- **Property Damage (July 8, 2021).** Garage door damage in Lot 95 due to a high-speed collision. Expected resolution in November 2021. Approximate cost: \$27K.

All currently open claims sum to an estimated \$1.1 million with ten property damage claims, five water damage claims, and one wind damage claim.



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

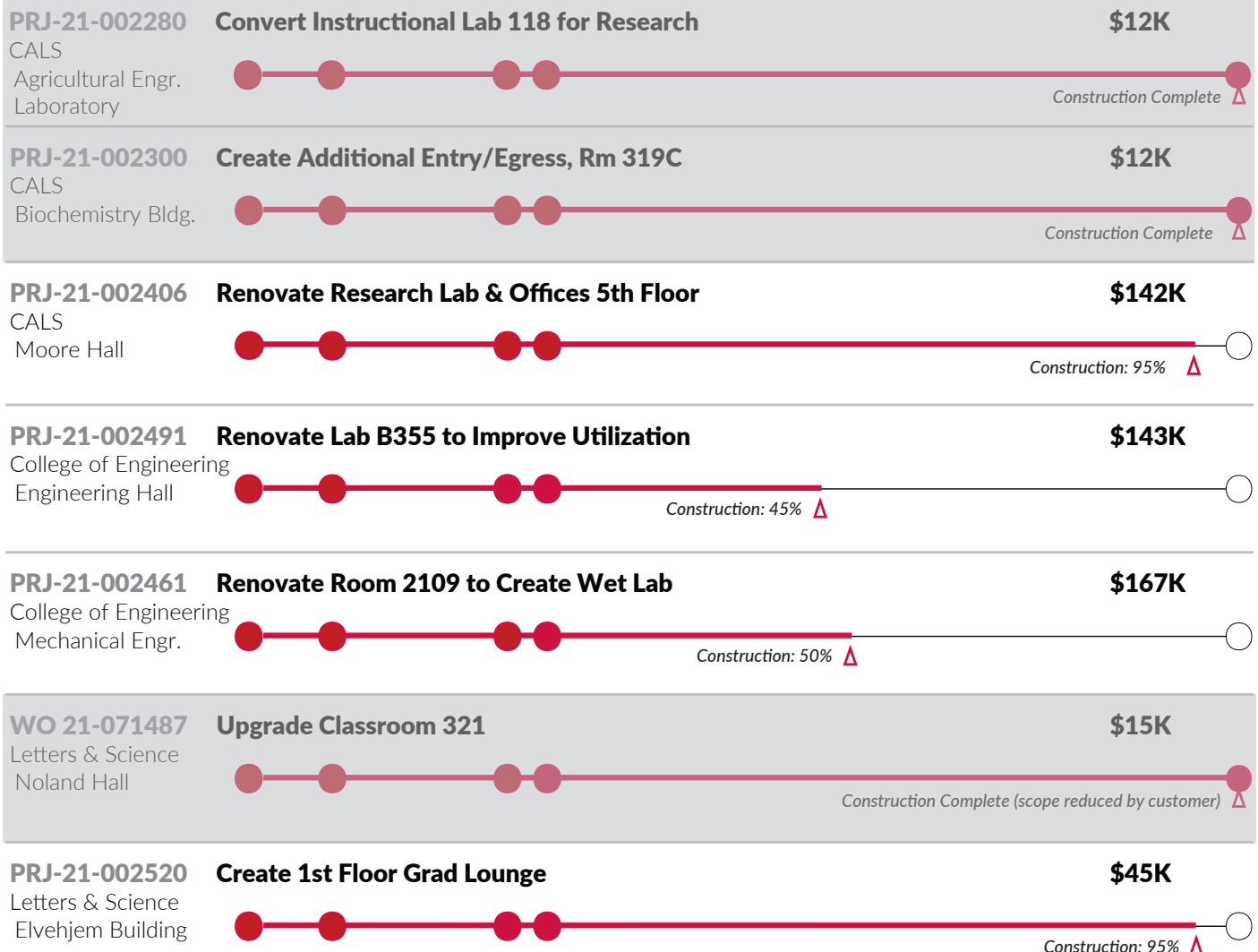
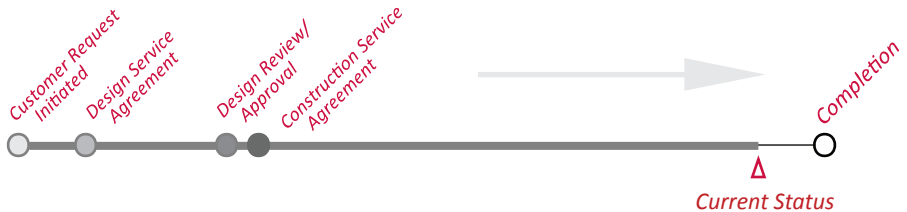
Design	0
Estimating	0
Construction	16
Complete	16
Awaiting Commitment	0
Customer Withdrawn/Postponed	2

KEY

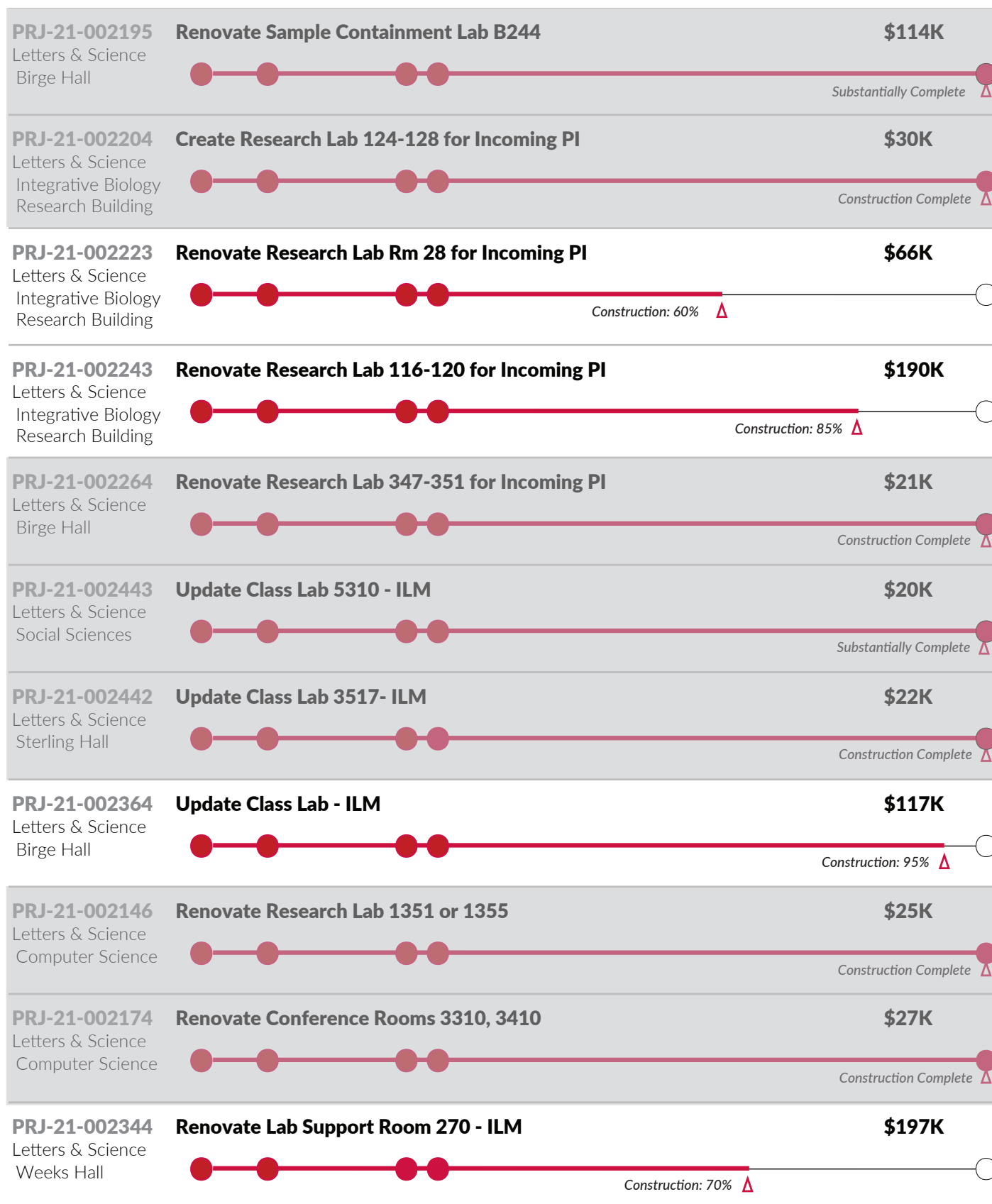
Project Milestones / Progress

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.

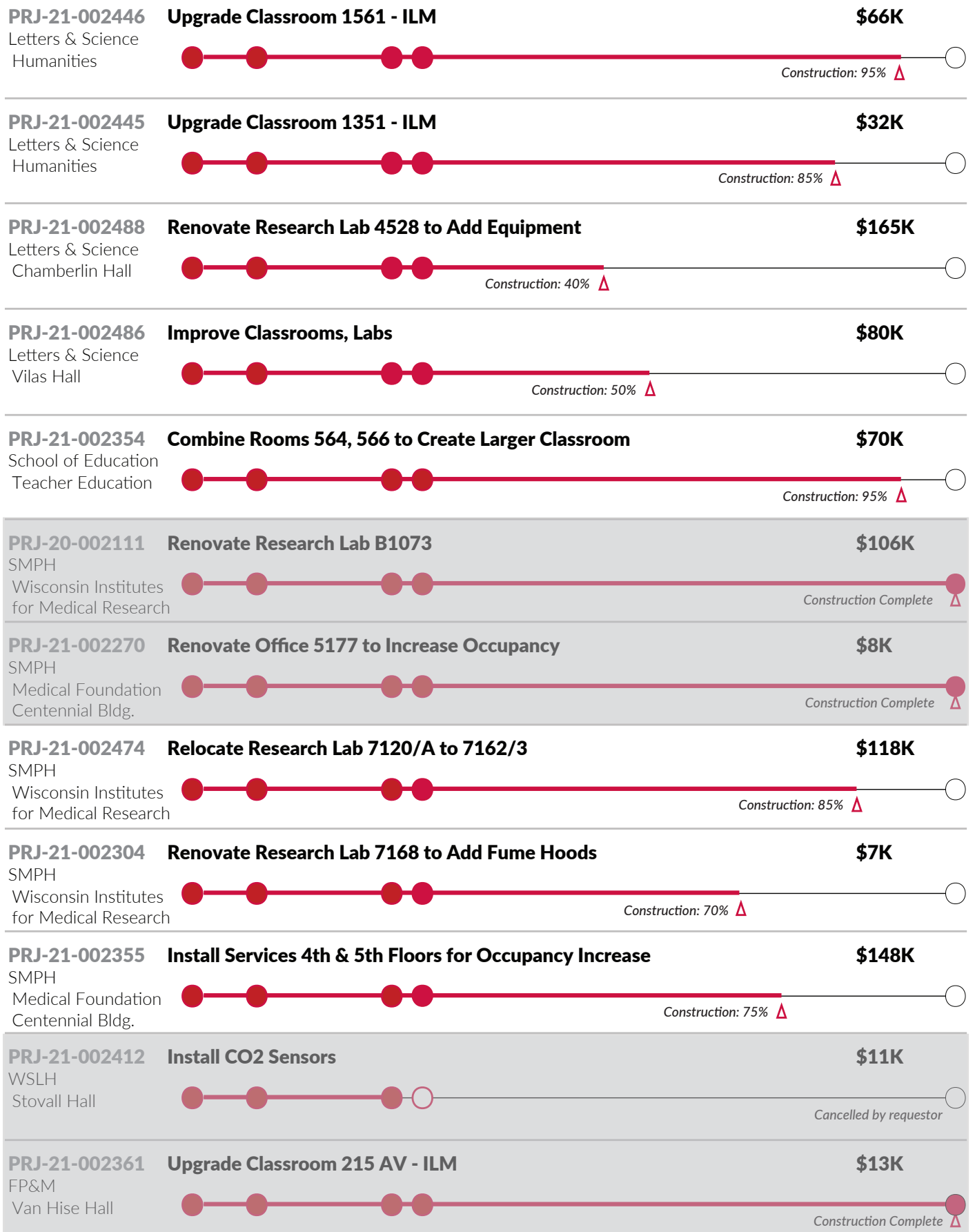
Milestones



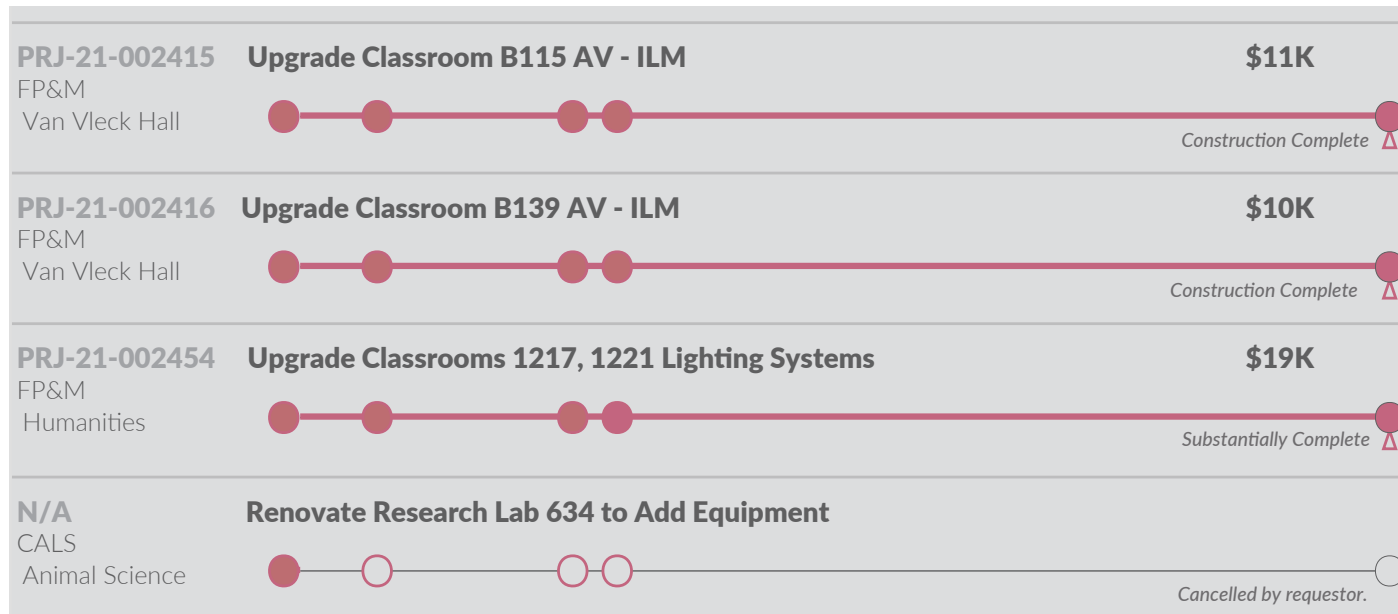
SUMMER 2021 RENOVATION PROJECTS, CONTINUED



SUMMER 2021 RENOVATION PROJECTS, CONTINUED



SUMMER 2021 RENOVATION PROJECTS, CONTINUED



STATE OF WISCONSIN SMALL PROJECTS PROGRAM

The State of Wisconsin Division of Facilities Development (DFD) is authorized by the State Building Commission to administer the Small Projects Program. DFD periodically provides the Building Commission with small projects activity reports concurrent with requests for the release of additional funding to continue the program.

Small projects, if approved by DFD, may have a total project budget up to \$300,000 and allow UW-Madison to make critical repairs and improvements to campus facilities.

The objectives of the Small Projects Program are to:

- Focus attention on maintenance, health and safety, environmental protection, energy conservation, disabled person accommodations, and facility improvement needs.
- Expedite the completion of needed projects.
- Distribute funds based on priority need.
- Manage the program within policies and priorities adopted by the State Building Commission.
- Maintain accountability for completion of projects and expenditure of funds.

UW-Madison's use of this program is a valuable way to obtain facility repairs or remodeling with the following benefits:

- Provides a contracted construction resource that allows more work to be done (in-house workforce cannot meet all university demands).
- Provides funding via state bonding, over and above university budget funds, for qualifying facility repairs.
- Keeps the university in compliance with state law when spending UW-Madison funds on design and construction.
- Uses of the State's project management resources to ensure cost effective and timely delivery of work, while also extending our in-house capacity.