



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

Spring is in the air and with that comes many operational and maintenance changes for the campus. A very visible activity is the magic produced by the Grounds staff as they transform the campus landscape. The tireless work they do is amazing. I hope that you have a chance to enjoy the beauty they create across campus.

Other things are much less visible but just as important. We have initiated the process to activate cooling systems (air conditioning) in campus facilities. In the fall, our dedicated team of professional technicians from the Physical Plant Maintenance Mechanic Shop prepared the cooling systems to protect them during the harsh Wisconsin winter. Now that warm weather is returning, they will spend the next 4-6 weeks reversing that process by conducting seasonal maintenance and filling the water systems for more than 700 air handling units (AHUs).

The conversion schedule is prioritized based on functions each air handler supports, with animal facilities, research, and server rooms being the highest priority. Each system start-up follows a clear set of steps defined by industry best practices for safety and efficiency. The team does an outstanding job expediting this process and at the time of this report they have already restarted more than a quarter of the AHUs on campus.

—Jay Bieszke



Maintenance Mechanic Wayne VanderArk performing chilled water startup procedures in Biochemical Sciences.

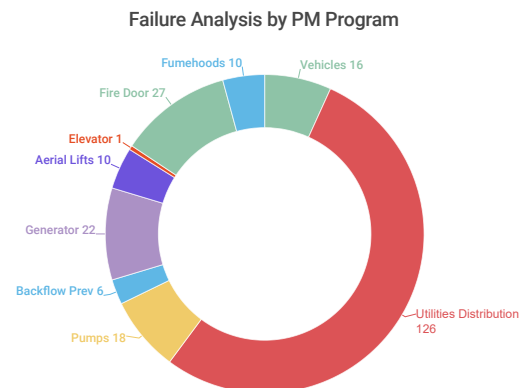
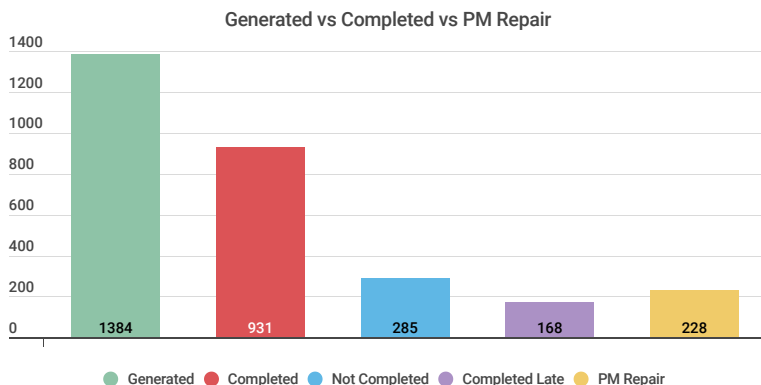
**Air Conditioning Startup**



As of the end of March, more than 25 percent of campus facilities have been converted from heating to cooling.

**PREVENTIVE MAINTENANCE**

In March, Physical Plant technicians completed more than 900 PM activities and generated 236 follow-on repairs.



## BREAKDOWNS AND EMERGENCY CALLS

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There were 94 facilities emergency calls in March 2021, but no major equipment breakdowns.

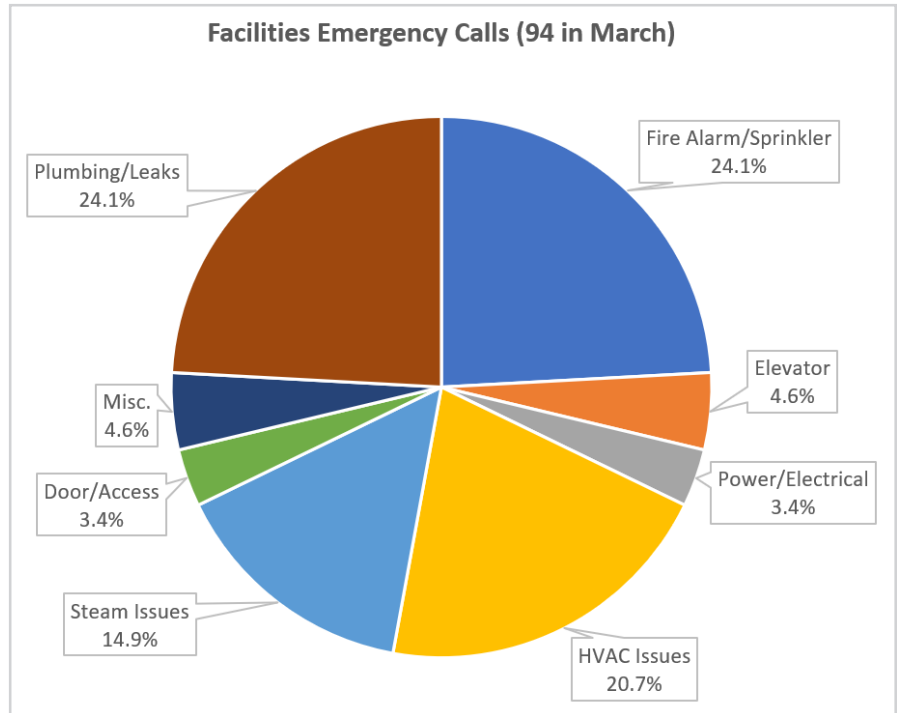
This month, we provide a status update on one of the major challenges associated with aging infrastructure: campus air conditioning. Aging systems and equipment are reaching the point where intensive maintenance can no longer mitigate the risk of catastrophic failure. Physical Plant is working on several projects to improve the cooling capabilities and resiliency of HVAC systems on campus.

**Chilled Water Resiliency.** A state-funded facilities renewal project will replace underground chilled water valves in the south-central campus area. The 1970s era valves are obsolete and provide only a limited ability to isolate chilled water for maintenance or repair.

This increases the risk of losing cooling capabilities for large portions of campus for extended periods of time when repairs are necessary. The project will significantly reduce risk, reduce water usage, and provide additional functionality to increase the efficiency of campus cooling. This project is planned for Fall 2021.

**Lowell Center Chiller Replacement.** Physical Plant is also upgrading the chiller at the Lowell Center. This chiller reached the end of its useful life and needed a major rebuild to extend its operational capabilities. The project team developed a plan to replace this single chiller with three smaller, more efficient chillers, addressing the need for both efficiency and sustainability. These three chillers will provide redundancy, are easier to maintain, and use more environmentally friendly refrigerants. The project is planned to be complete before summer cooling season begins.

**Primate Center Chiller Centralization.** In addition, Physical Plant is providing a temporary chiller at the Primate Center for summer 2021 cooling requirements. The existing 40-year-old chiller had a terminal failure before the summer 2020 cooling season and a state-funded project is in the works to convert the building to central chilled water. This temporary chiller will be in place during the first week of April to meet the Primate Center's critical cooling requirements.



## ACTIVE FACILITIES-RELATED INSURANCE CLAIMS (LOSS EXCEEDING \$25K)

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

- **February 2019 Polar Vortex.** Approximately \$826K.
- **Water/Steam Damage.** Six claims under \$25K each; approximately \$46K.
- **Mold Growth at 1410 Engineering Drive** (July 1, 2020). Approximately \$40K.
- **Fire at Russell Laboratories** (December 17, 2020). Approximately \$135K.

## INSURANCE CLAIMS, CONTINUED...

- **Water/Steam Damage.** Occurring and completed after the last report: 6 claims all under \$25K each; approximately \$40K.

All work to address claims incurred prior to January 18, 2021 is substantially complete, with four exceptions:

- **Wind & Hail Damage (July 27, 2020).** Peninsular Agricultural Research Station, Sturgeon Bay. Repairs are at 30 percent; expected completion in May due to the need for warmer spring weather. Approximate cost: \$40K.
- **Vandalism (July 31, 2020).** Hagenah Fountain (Library Mall) metal cover replacement due to damage by a skateboarder is 10 percent complete. Expected completion by the contractor in May 2021. Approximate cost: \$26K.
- **Electrical Failure (August 25, 2020).** Microbial Science Substation repair is expected to continue until July 2021. Work has started but long-lead time items are required for the repair. Approximate cost: \$600K.
- **Water Damage (November 30, 2020).** Veterinary Medicine autoclave vibration caused a pipe hanger to cut through insulation and into a chilled water line. Mitigation complete. As pipe continues to be uncovered, the scope of the repair may increase. Approximate cost currently \$20K.

After January 18, there were ten water/steam-related events and two property-related events totaling approximately \$236K. Small claims (<\$25K) are not included below. Some of these claims are also identified above, if they both occurred and were completed since the last report.

- **Water Damage (February 6, 2021).** School of Social Work nipple connection on a hot water line rusted out. Mitigation complete. Demolition, plaster, and paint are also complete. Insulation, electrical, floors, and ceilings remain, with expected completion in June 2021. Estimated cost: \$130K.
- **Burst Pipes (Feb 15-17, 2021).** Due to freeze/thaw at three locations: Agricultural Engineering, Sterling Hall, and Charmany Veterinary Medicine. Expected completion in May 2021. Estimated cost: \$25K.
- **Water Damage (February 11, 2021).** Bardeen Medical Laboratory equipment operational error resulted in localized flooding and elevator damage. Repairs with the contractor have been approved and are being scheduled with the vendor. Estimated cost: \$30K.

## PROJECTS SUBSTANTIALLY COMPLETED AND CLOSED OUT—MARCH 2021

Seven projects (worth \$200K) reached substantial completion during the past month.

Project Number	Building	Description	Value
PRJ-21-002174	Computer Science	Renovate Rooms	\$15K
PRJ-21-002280	Agricultural Engineering	Laboratory Conversion	\$5K
PRJ-21-002300	Biochemistry Laboratories	Additional Doors	\$9K
PRJ-21-002404	Memorial Library	Power and AV Upgrades	\$15K
PRJ-20-002047	Ingraham Hall	Remodel Room	\$36K
PRJ-20-002111	Wisconsin Institutes for Medical Research	Laboratory Upgrades	\$106K
PRJ-21-002301	Medical Foundation Centennial Building	Sound Mitigation	\$14K
<b>Total Value of Work (Final Amount TBD)</b>			<b>\$200K</b>

# 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

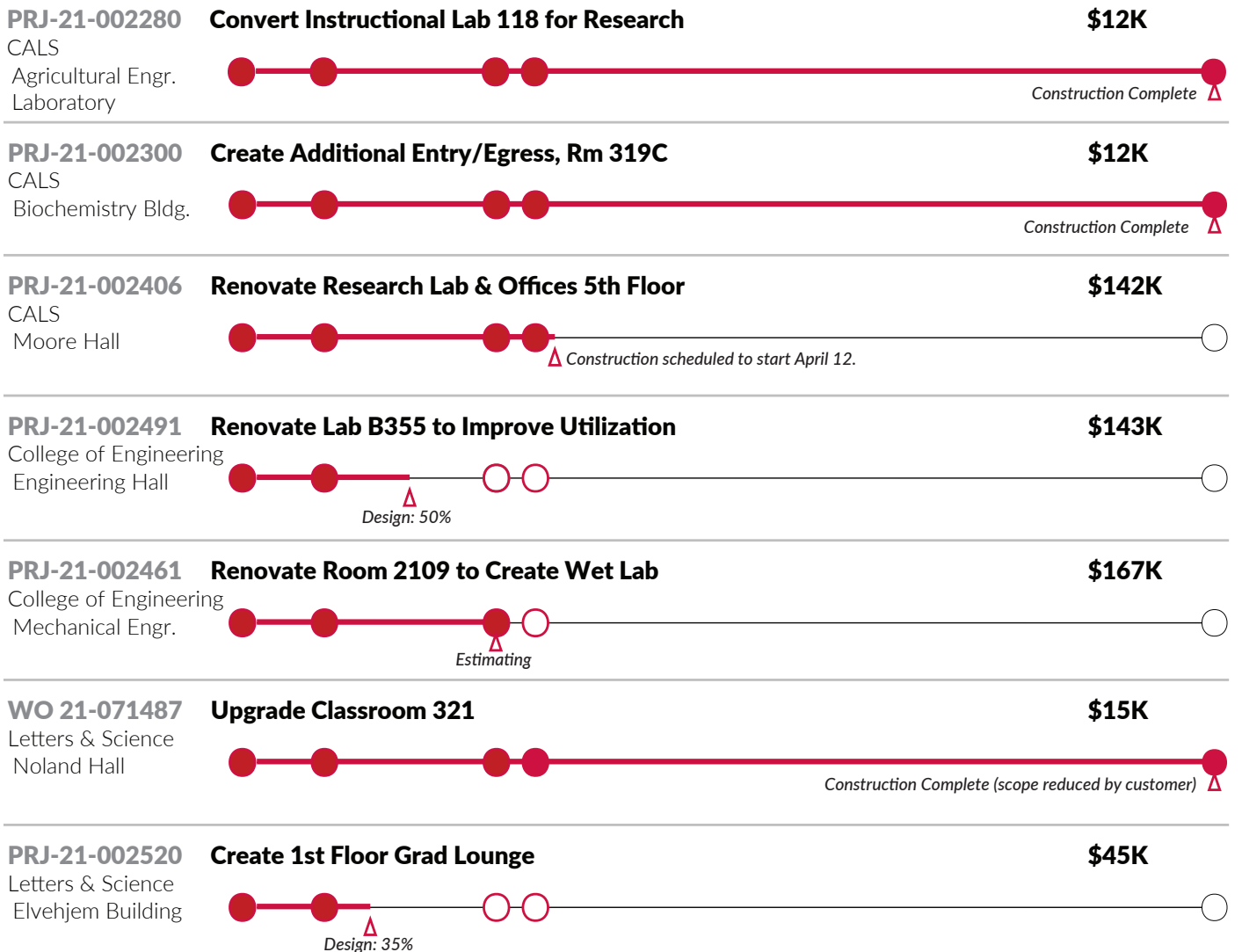
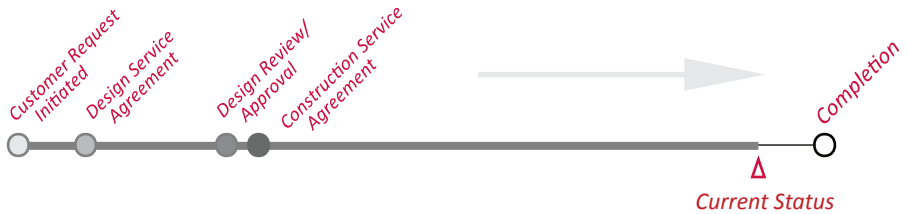
Design	7
Estimating	4
Construction	11
Complete	8
Awaiting Commitment	3
Customer Withdrawn/Postponed	1

### KEY



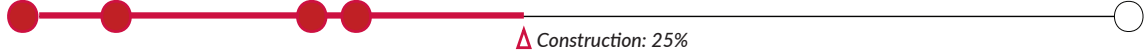
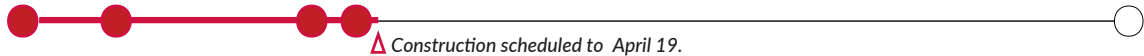

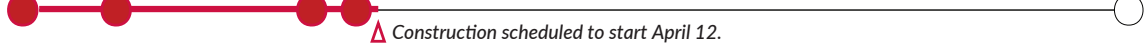

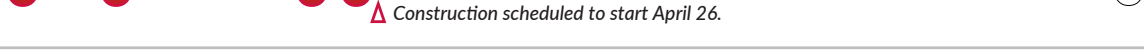


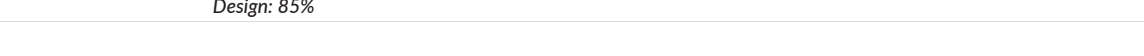
#### Project Milestones / Progress

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



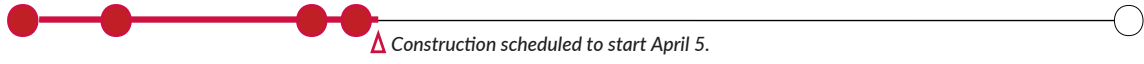
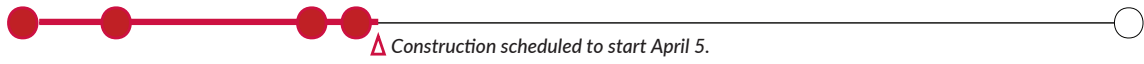

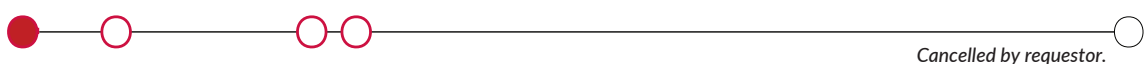
## SUMMER 2021 RENOVATION PROJECTS, CONTINUED

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

## SUMMER 2021 RENOVATION PROJECTS, CONTINUED

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

## 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		
<b>PRJ-21-002416</b>	<b>Upgrade Classroom B139 AV - ILM</b>	<b>\$10K</b>
FP&M Van Vleck Hall		
<b>PRJ-21-002454</b>	<b>Upgrade Classrooms 1217, 1221 Lighting Systems</b>	<b>\$19K</b>
FP&M Humanities		
<b>N/A</b>	<b>Renovate Research Lab 634 to Add Equipment</b>	
CALS Animal Science		

### WHAT ARE FACILITIES SPECIALISTS?

There are about a dozen people on the [Facilities Specialist](#) (FS) team. Each team member is responsible for a specific zone comprised of buildings linked with a particular school, college, or division. Some schools and colleges are too large for one facilities specialist. In order to meet their needs, these schools and colleges are served by several facilities specialists with a lead specialist who serves as liaison with leadership.

Facilities specialists serve as elevated (above the call center capability) customer service representatives and as advocates and participants for facilities planning for their zone.

Facilities specialists:

- Serve as a point of contact for building occupants on complex questions and issues that do not result in a work order.
- Deliver status and priority reports to S/C/D leadership and/or building managers for project work.
- Assist with developing scope and rough order of magnitude estimates for possible remodeling projects.
- Facilitate work contracted out to suppliers and/or vendors via state small projects or internal contracting.
- Investigate emergencies and support the facilities portion of insurance claims.
- Partner with building managers for issues of importance to building occupants and/or Physical Plant.
- Support and assist with planning large building system repair/replacement projects on a six-year (three biennia) cycle.
- Support and assist with planning and data management for facility condition assessments.

Contact [Physical Plant Customer Service](#) or reach out to your building manager for a referral to your assigned facilities specialist when you have issues or concerns.