

BRIDGE Group Meeting

Date: 07.17.12

Agenda

1. Elevator Update
2. SMART Project
3. Capital Plan List
4. Custodial Continuous Improvement Team
5. Building Energy Report Cards
6. District Maps
7. Emergency Management Building Committees Update

1. Elevator Update

Mike Berthelsen welcomed everyone to the meeting and introduced Mary Santori from FM's Central Services group who informed BRIDGE members about potential changes in the way elevators/escalators are maintained at the University. Mary provided context for the group saying that the U spends \$1.75 million annually operating and maintaining 378 elevators and 22 escalators on campus. Currently besides the in-house elevator shop, the U has contracts with many different vendors each with different terms and expectations. Central Services will produce an elevator maintenance RFP with an eye towards improving documentation, consistency and cost. The RFP will be issued yet this summer, awarded in the fall and any transitions would be in effect during the first quarter of 2013. There is a large Steering and Advisory Committee helping with the process.

Q&A

Is there a report available?

Yes if you would like a copy, please contact Mary Santori at either sant0171@umn.edu or 5-5359.

What response times will be in the RFP?

Our ultimate goal will be to have 30 minute response time, 24 by 7. However, initially we're asking for 30 minutes during business hours and 60 during non-business hours during the week and 90 minutes during non-business hours during the weekend.

2. SMART Project

Next Mike introduced Tammy Nelson from FM's Central Services who gave a brief overview of FM's SMART project which is examining all of the processes that are encompassed in FM's CMMS called Compass. FM will first map all existing processes, identify how they can be improved and then find a new CMMS software to support the new systems. The vendor supporting the current Compass system has said it will discontinue support in 2013. The U has enough internal knowledge to keep Compass running indefinitely but this presents an opportunity to see what better products are available.

Q&A

Is IPM working with USIT on this project?

Yes, especially with the SMART project because it affects more than just FM. The project has been deemed an enterprise project and as such before moving forward we want to conduct a thorough visioning process.

3. Capital Plan List

Mike distributed the FY 13 Capital Plan project list and encouraged folks to review and get back to him with any questions.

Q&A

Can you explain why HEPR was \$50 million and yet this report shows \$43 million?

Yes, the difference is that FM doesn't receive all of the HEAPR funds.

4. Custodial Continuous Improvement Team

Mike shared the charge letter for the Custodial Continuous Improvement Team (CCIT). The CCIT will be made up of a core team with some core members chairing subteams looking at different areas of the custodial program. Each subteam has a key first deliverable which includes the following:

- **Team Cleaning** - This sub-team's top priority will be to review custodial tour notes, identify common themes and propose standard improvements that can be made to the team cleaning process.

- **Quality Assurance & Training** -This sub-team's number one priority will be to review FM's existing QA process and create a more robust program that engages all levels of FM as well as our customers.
- **Project Work & Major Equipment Standards** - This sub-team's first order of business is to review and then implement a custodial PM program that can be planned, tracked and audited.

Q&A

Are there any other ongoing bargaining unit negotiations?

No other negotiations are occurring. We do have some routine grievances at this time. The Teamsters are also undergoing a leadership transition as Sue Mauren their long-time president is retiring.

5. Building Energy Report Card

Mike invited interested BRIDGE members to review their building's energy report card which track specific building's energy usage at <http://www.facm.umn.edu/about/energy-management/building-dashboards/index.htm>.

Q&A

Where do the targets come from?

We draw them from the State's B3 guidelines and then divide a building by the type of space it has within it. For example 1,000 square feet of lab space will have a higher energy footprint than 1,000 square feet of office space.

Is this data weather normalized and if not can it be?

There is weather normalized data available, but it is not included in the report. Contact Ann Lundholm(lund0608@umn.edu, 5-0859) if you would like those numbers.

Can we get the percentage that our buildings are portioned into?

Yes, Energy Management can provide that information. Contact Ann Lundholm (lund0608@umn.edu, 5-0859) for the most up-to-date numbers.

Why are some of the buildings grayed out?

Here are the reasons why a building would have been gray in the May Energy Report Card:

- Non-University building

- Metered with another building (will have these colored in the next version)
- If a building does not have 12 months of data yet, then it will not be colored-in
- Building may not have a meter installed to track or energy isn't supplied by Energy Management.

6. **Building Energy Report Card**

Mike unveiled new [FM Districts GIS maps](#) that feature specific pop-up information unique to each building. This includes the Team Manager responsible for the buildings along with their contact information as well as the building hours and energy report card. BRIDGE members were asked to contact Brad Hoff at hoffx110@umn.edu with any feedback.

7. **Emergency Management Building Committees Update**

Mike reminded BRIDGE members that the Department of Emergency Management would like to have identified potential members for each buildings safety committee by the end of the summer. If BRIDGE members have suggestions or volunteers, please contact Lisa Dressler at dressler@umn.edu or 5-9446.