

FACILITIES MAINTENANCE ELECTRICAL SHOPS ANNUAL REPORT 2004

Electrical shops organizational overview

The Electrical Shops are managed under two separate departments for Plant Operations. The Chief Electrical Foreman reports to 2 Associate Directors, Lowell Hanson - Facilities Maintenance (FM) and Bill Verge – Utilities and Plant Engineering (U&PE). There are (5) Electrical Shops with a combined responsibility of electrical maintenance, repair, and construction in general fund buildings on The University of Michigan's Ann Arbor Campus as well as the systems and customer pay work in non general fund buildings, some of which are off Campus sites.

The Electrical Shops are comprised of (5) electrical foreman, (3) administrative support staff, and (62) Tradesman, which represents a FY 04, combined general fund, electrical maintenance enterprise, and utilities enterprise, budget of \$8,653,865. The general fund portion for both FM and U&PE was \$1,366,355. The Utilities electric shops budget portion is \$2,360,000.

This includes primary electrical distribution system services to the facilities, low voltage distribution and exterior lighting systems; Special operating systems requiring technical expertise for Industrial Power Equipment (VFD's), Emergency Power Generation (Stationary and Portable) and Uninterruptible Power Supply (UPS) systems; Fire Protection and Alarm systems, 800 MHz multi-site simulcast two way radio and building clock correction systems; Electrical construction support of Utilities & Plant Engineering department special projects (ECO, FCA and IMF) new installations, ITCOM infrastructure improvement projects, Key office card key access systems. Large customer pay or general fund corrective repair projects not able to be done within the Zone Maintenance Shops.

The administrative support staff assisting in the management of the 5 Shop responsibility areas is; Tenishia Bohl - Office Assistant III, Gerry Pepin - Materials Project Coordinator, and one Work Control Coordinator (currently an open position). All funded from overhead in the specific shops recharge rates. This works out to be, 60% from FM and 40% from U&PE.

Introduction

The purposes of the report is to provide information of what the 3 individual Facilities Maintenance, Electrical shops do, what their responsibilities are, and review their activities. This review includes:

- Electrical shops organization chart
- Individual FM Shop responsibilities
- Personnel Issues
- Financial Issues
- Administrative Issues
- Operations and Maintenance
- Challenges for FY 05