Welcome Building Coordinators!
November 30, 2016

The University of Iowa
YOUR PARTNER IN EXCELLENCE
Welcome Building Coordinators!
Welcome Building Coordinators!

AGENDA:
Welcome – Kathy Reeves - Voxman Music Building
Introductions – All
After-hours Emergencies
Winter Break Preparations – Doug “Lit” Litwiller
Temporary Boiler Installation Lot 11- Dave Jackson
ISES Facilities Condition Assessments/Sightlines – Dave Jackson
Integrated Building Operations – Robert Tandy
Feature Presentation: Building Maintenance Operations – Lou Galante
Q & A
Tour of Voxman Music Building
Dec 2016:
Campus Updates:
Temporary Boiler Installation
Food Truck Guidelines: Committee Proposal
Feature Presentation: **Central Shops** – Lou Galante and Team

**NEXT MEETING:** December 21

**Coming in January:** Big Data’s Impact on Facilities Operations
Welcome Building Coordinators!

Welcome to Voxman Music Building: Kathy Reeves, Building Coordinator.

Kathy presented exciting information and facts about the building and School of Music programming.
Beginning June 1, 2016, we started routing our after-hours emergency calls to UI Public Safety:

- They are accustomed to receiving and dispatching emergency calls. Our Power Plant personnel no longer have the time and need to focus on Power Plant operation.

- We do consider this to be a permanent change and to date, it has been working very well with noticeable efficiency and communication improvements.

- When a caller calls Work Control Center (5-5071) after-hours, they will have a choice to either leave us a message to handle for the next day or if they consider the situation an emergency, to press 0 which transfers the call directly to Public Safety.
Power Down over Winter Break & Building Preparations

Doug “Lit” Litwiller
Professor Them
2020 Vision Net-Negative Energy Growth Goal Progress

Through September 2016

3.5% UNDER!
Power Down Over Winter Break
Doug Litwiller “Lit” presents to Building Coordinators at Voxman Recital Hall, November 30, 2016.
Unplug anything electronic & appliances!
Turn off everything else.
1. Close window blinds and curtains (to retain heat).
2. Shut off/unplug lab equipment including ...
…Autoclaves!
Power Down Over Winter Break

1. Close window blinds and curtains (to retain heat).
2. Shut off/unplug lab equipment including sterilizers.
3. Shut fume hood sashes.
4. Shut windows.
5. Turn down the thermostat.
Power Down Over Winter Break

Visit:

https://sustainability.uiowa.edu/initiatives/energy-climate/energy-conservation/power-down-during-breaks
“In The Works”- “CUBEE” Certification
“Certified Utilities, Buildings & Energy Expert”

1. Terminology – Utilities, Energy, and Buildings
2. UI Utilities and Energy Consumption/Costs
3. Basics of Utilities Distribution
4. Basics of the UI Power Plant & Steam Distribution (w/tour)
5. Basics of Chilled Water Production and Distribution (w/tour)
6. Basics of Building Systems (w/mechanical room tour)
Temporary Boiler Installation - Lot 11 -
Dave Jackson
Temporary Boiler Installation - Lot 11

• Project commenced November 16, 2016
• Two temporary boilers and feedwater trailer delivered to Lot 11
• Help maintain firm capacity while Boiler MACT* upgrade work is completed this winter on Boilers 10 & 11 at Main Power Plant
• To meet new EPA regulations on air emissions
• Boilers operational in mid-December
• Construction completes in January 2017 (housing structure)

*Boiler Maximum Achievable Control Technology (Boiler MACT)
We use two consultants of national reputation in campus facilities management circles:

- ISES Corporation: Facilities Condition Assessments
- Sightlines, Inc: Peer Benchmarking
ISES Facilities Condition Assessments:

- A portion of building inventory completed each year
- Assessment of building conditions (walk through) with consultant and FM staff
- Every component evaluated
- Identification of problems - needs
- Current and near-term
- Report made - serves as a forecasting tool
- Prioritizing based on what should happen v. reacting
- Informs the design and construction process
ISES Facilities Condition Assessments/ Sightlines

**Sightlines Peer Benchmarking:**

- Developing a stewardship strategy for replacement and deferred maintenance
- Understanding the right investment levels
- Creating a common vocabulary that aligns finance and facilities
- Identifying appropriate funding for operations and staffing levels
- Making the case for facilities strategies and providing comprehensive, unbiased “story-telling” to rationalize facilities decisions to key stakeholders
- Developing reinvestment plans that support the academic mission and strategic vision of the institution to compel action on campus.
ISES Facilities Condition Assessments/ Sightlines

Working Together - Nov 30, 2016:

- Further discussing the terminology and definitions each uses for categories of deferred maintenance and renewal
- Further understanding how the UI approaches its funding needs and requirements
- How information is shared with colleges and departments
The Model:
Utilizing technology, data analytics, asset management, and best practices in maintenance reliability to support and integrate the efforts of the work control center, the energy control center, work planning and scheduling, building controls team, energy hawks, energy engineers, operations & maintenance, and campus service disciplines into a cross-functional and integrated operational unit.
Integrated Building Operations

Maximized Operation

Optimized System Operations

Building Constructed

Continuous Commissioning Model

Building Performance
Integrated Building Operations

The Expected Outcomes:

• Continuous Commissioning Program
• Optimized Building Environmental Conditions
• Optimized Building Energy Usage
Integrated Building Operations

Continuous Commissioning:

Goal #1 – Gain Building System Efficiency

Goal #2 – Hold Building System Efficiency

Goal #3 – Elevate Building System Efficiency
Feature Presentation
Lou Galante

Building Maintenance Operations
FM@Your Service: Customer Service Portal

- http://www.facilities.uiowa.edu/

For Maintenance Emergencies, please call 319-335-5071
Welcome to the new Facilities Management customer service portal FM@YourService

FM@YourService allows for electronically submitting requests to Facilities Management and replaces the Request Project and Request Service links previously found on the FM website.

CONTACT the Work Control Center at 319-335-5071 for maintenance emergencies, or if you need immediate assistance.

FOLLOW the directions in the FM@YourService portal to make your selections and submit your request. If you have questions or suggestions, please use the “Contact Us” button to submit your inquiry.

The customer service portal automatically acknowledges your request and follows-up with an email when the job starts and when the job is completed.
Building Maintenance Operations

Associate Director of Building Ops – Lou Galante

East Campus Manager – Tom Moore

West Campus Manager – Monte Schooley
<table>
<thead>
<tr>
<th>Supervisor</th>
<th>Durk Sterner</th>
<th>Colby Dye</th>
<th>Jeff Goodwin</th>
<th>Monte Schooley</th>
<th>Chuck Nida</th>
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<tr>
<td>Area Mechanic</td>
<td>Alec Lewis</td>
<td>Nick Griffin</td>
<td>Doug Madoerin</td>
<td>Ed Barkalow</td>
<td>Andy Aman</td>
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<td>Kase Reighard</td>
<td>Jim Heick</td>
<td>Pete Marcy</td>
<td>Harley Cutler</td>
<td>Adair Cuevas</td>
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<td>Dallas Robertson</td>
<td>Rick Hackert</td>
<td>Gary Martin</td>
<td>Gene Kehoe</td>
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<td>Jason Van Dyke</td>
<td>Dean Hinschberger</td>
<td>Craig Stanerson</td>
<td>Randy Martin</td>
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<td>Carlton Wade</td>
<td>Ralph Miller</td>
<td>Steve Stanerson</td>
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<td>Andy Weldon</td>
<td>Terry Ruff</td>
<td>Joe Taylor</td>
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<td>Rick Slaughter</td>
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<td>Rick Stephenson</td>
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<td>Electrician</td>
<td>Matt Gahan (I)</td>
<td>Kirk Hochstetler (II)</td>
<td>Steve Denneny (II)</td>
<td>Jeff Austin (I)</td>
<td>Jeff Lihs (I)</td>
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<td>Jeff Martin (I)</td>
<td>Kris Kober (I)</td>
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<td>Steve Duke (I)</td>
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<td>Brent Parizek (II)</td>
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<td>Bob McFarland (III)</td>
<td>Andy Schropp (II)</td>
<td>Tom Snyder (II)</td>
<td>Jeff Dwyer (III)</td>
<td>Brent Stille (II)</td>
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<td>Fred Rieckens (III)</td>
<td>Dale Trimpe (II)</td>
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<td>Aaron Hebl (II)</td>
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<td>Ray Woods (I)</td>
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<td>Dennis Schintler (II)</td>
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<tr>
<td>Pipefitter</td>
<td>Kevin Callahan</td>
<td>Brian Clark</td>
<td>Chuck Gerace</td>
<td>Jody Cooper</td>
<td>Daniel Karr</td>
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<td>Dean Frauenholtz</td>
<td>Larry Knebel</td>
<td>Dennis O'Donnell</td>
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<td>Chris Robertson</td>
<td>John Parizek</td>
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<td>Gary Stonerook</td>
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Area Mechanics: 28, Electricians: 9, Env. System Mechanics: 16, Pipefitters: 13, Total Area Maintenance Staff: 54
7 open positions
Tier classifications
Challenges: Attracting the right talent. Iowa is not educating enough craftsman for the growing state it has become.
   Facility support systems have become higher tech
   Critical to schedule all work with priority
   Customer Portal is critical to the business model
If work is taken out of order, the technician could be derailed significantly to maintain working systems.
Building Maintenance Operations

Campus Areas or Zones:

• 120+ Major Buildings – 8 Million Sq Ft (GEF-supported)
• East Campus – 4 Million Sq Ft
• West Campus – 3.2 Million Sq Ft
• Oakdale Research Park – 600,000 Sq Ft
LEVELS OF RESPONSE:

- Emergency
- Urgent
- Routine

Other Work:

- Preventive Maintenance Compliance
  - Non-departmental
  - GEF-supported Public Space
- Preventive Maintenance
- Scheduled Work
Notes from Previous Slide: Levels of Response

- Emergency: 24 hours, Urgent 7 days, Routine 30 days
- Currently 32,282 trackable assets
- Example: AHU’s 913, Steam traps 2184,
- Assets that really are not noticeable in your world until something goes out of service: Fire alarm, access control, lighting controls, emergency lighting, power distribution, HVAC automation, emergency power systems
Roles and Responsibilities:

**Area Mechanic -**

- Preventive Maintenance
- Do It Now
Roles and Responsibilities:

**Environmental Systems Mechanic** -
- Preventive Maintenance (Specialized)
- Planned and Scheduled Maintenance
- Building Operators
- Building Optimization and Efficiency
- Continuous Commissioning
Roles and Responsibilities:

**Electrician** -

- Specialized PM’s
- Planned and Scheduled Work
- Building Electrical systems optimization and efficiency
Building Maintenance Operations

Roles and Responsibilities:

Pipefitter -

• Specialized PM’s
• Planned and Scheduled Work
• Building water and steam system optimization and efficiency
Currently under review and development:

• Existing guide is becoming obsolete (updated July 2009)

• Update service levels, frequency, emergency response

• Include BC’s/key stakeholders to review: (Kelli, Tina and Rene volunteered)
Tour of Voxman Music Building
Group Photo at Voxman Music

3rd Floor Patio and Rooftop Garden
Tour of Voxman Music Building

Concert Hall
Tour of Voxman Music Building

Ensemble Practice Room No 2400.
Myron Welch Rehearsal Room
Tour of Voxman Music Building

Archaeological Display of Artifacts Found at Building Site
Tour of Voxman Music Building

Individual Practice Rooms
Lower Level
Next Meeting - December 21, 2016

December 21, 2016 - 9:30 am - 11:00 am
Room 2520 D – University Capitol Center
Come early for treats! Coffee and Rolls.
Celebration and Recognition of Accomplishments of Building Coordinators
Best Practices
Campus Updates:
Temporary Boiler Installation
Food Truck Guidelines: Committee Proposal
Feature Presentation: Central Shops – Lou Galante and Team
Coming in January: Big Data’s Impact on Facilities Operations
Coming in January: Big Data Presentation

Big Data’s Impact on Facilities & Operations - Don Guckert

Discover how Big Data is finding its way into the facilities management profession and how our industry is increasingly positioning itself to harness and leverage the explosion of data collection and processing. At the center of this facilities-related Big Data revolution is the deployment of building systems fault detection and diagnostic methodologies which hold the promise of moving our profession from a reactive service model to more of a predictive service model. Learn how employing a monitoring-based commissioning model, built on data analytics, holds the promise of providing more efficient building operations, retaining energy conservation gains, and lowering the risks to business continuity by using a predictive maintenance approach.