

# Welcome Building Coordinators!

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## Monthly Building Coordinator Meeting Via ZOOM

August 17, 2022



# Agenda-Welcome!

- **Fall Welcome** – Lynne Finn, Associate Vice President, Facilities Management –10 minutes
- **Capital Renewal Block Allocations**-Julie Sychra, FM Director Building Operations & Maintenance & Jeff Harney, FM Assistant Director —20 minutes
- **FM Design and Construction-BUI Enhancements**-Michael Kearns, FM Interim Associate Director-Design & Assistant Director-Quality Management—20 minutes
- **NEW Bicycle Registration System: Bike Index**-Michelle Ribble, Parking and Transportation-Commuter Programs Manager—10 minutes

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# Welcome! Fall 2022

**Facilities, Buildings  
and Grounds**

**Building Coordinators  
August 2022**



# Fall Semester 2022

**“The UI has made excellent strides in limiting the spread of the COVID-19 virus over the past two years and we will remain vigilant this fall.”**


*President Barbara Wilson and Provost Kevin Kregel*

Continue practices of:

- Providing face masks (including KN95 masks) and hand sanitizer at health stations all across campus
- Continuing the use of enhanced air filtration in our buildings and classrooms with capable systems
- Ensuring easy access to vaccines and boosters
- Testing of wastewater from the residence halls
- Welcoming the use of face masks on campus

<https://coronavirus.uiowa.edu/news/2022/08/campus-update-message-president-wilson-and-provost-kregel>

**IOWA**



Facilities Management  
Integrated and Strategic  
Building Stewardship

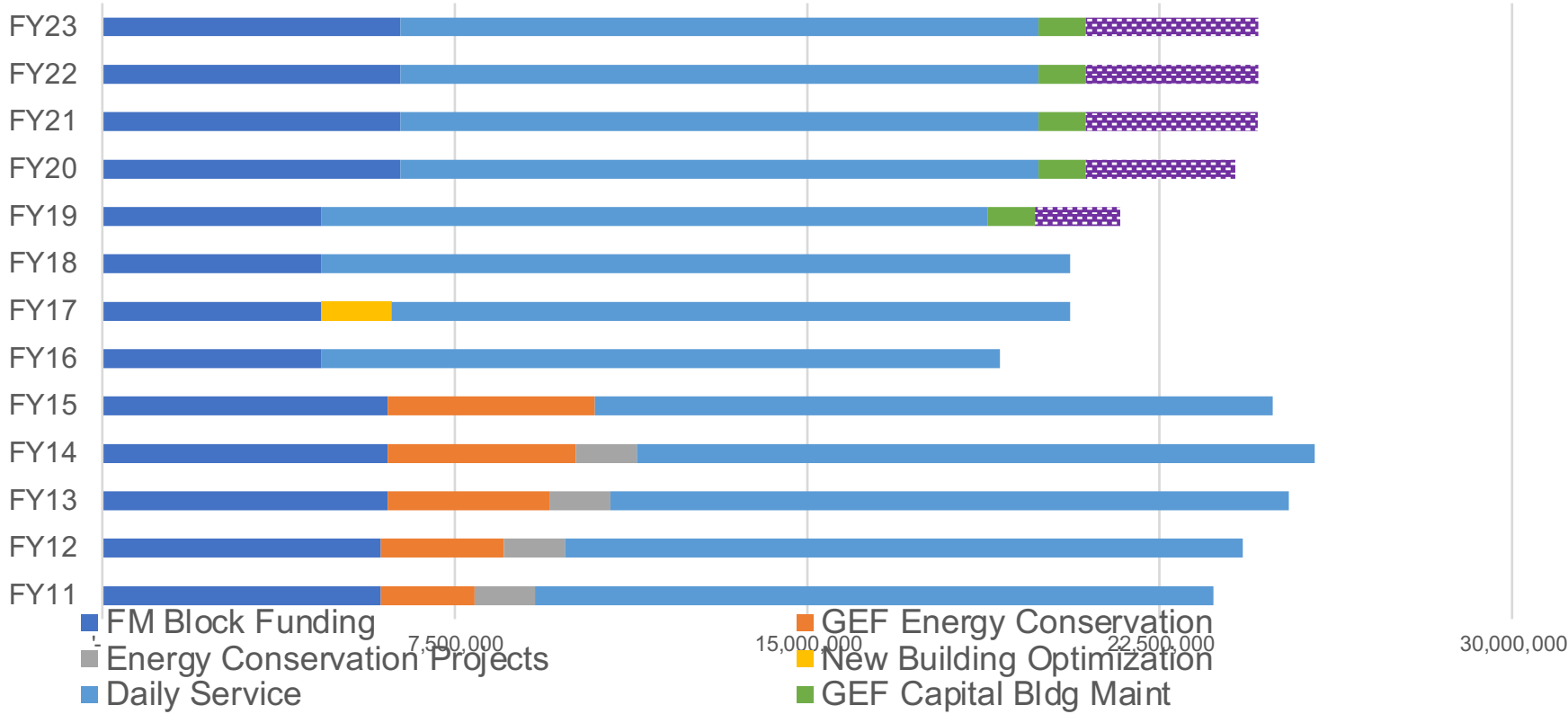
August 2022

# Implementing a Strategic Approach to Capital Renewal

*Jeff Harney, Julie Sychra*



# F&O Facilities Management All Funds



Facilities Management

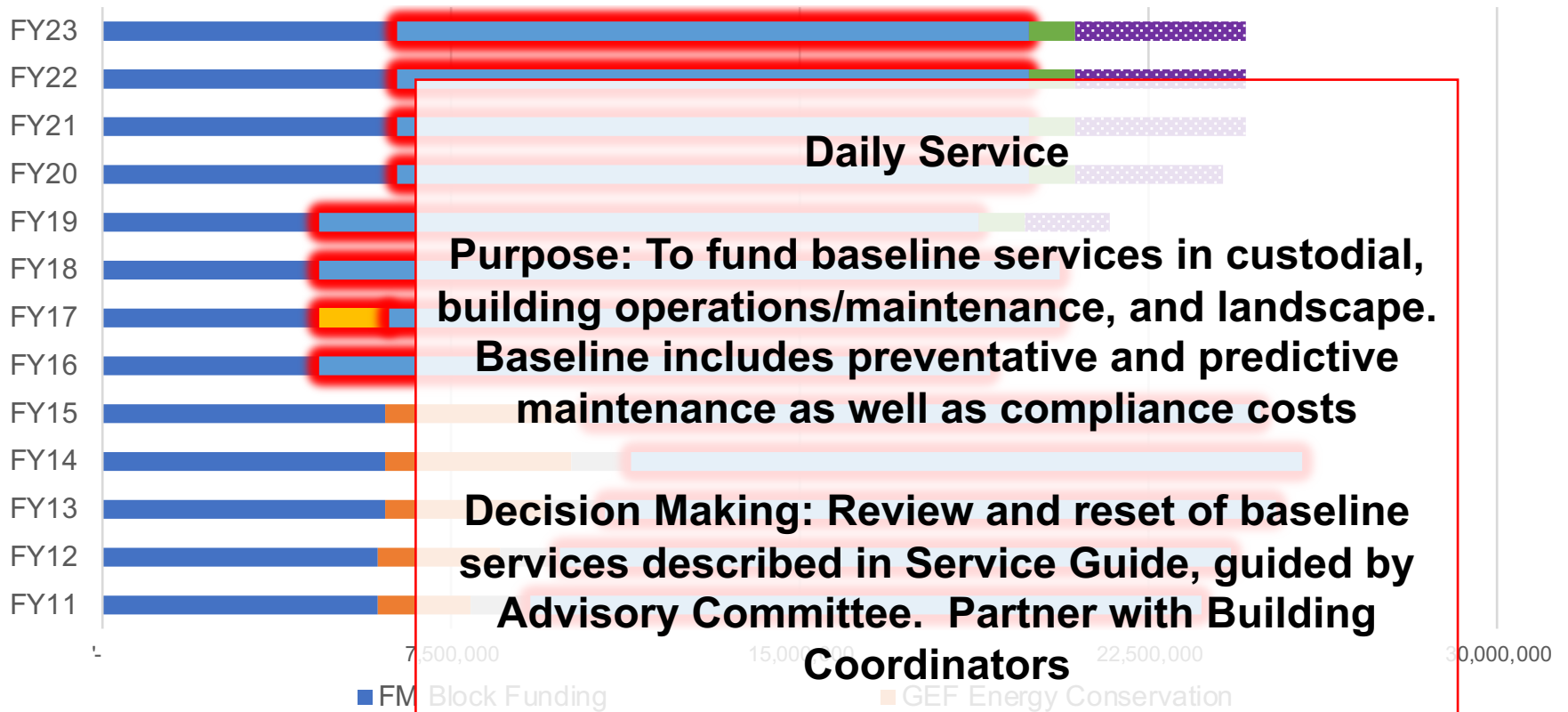


# F&O Facilities Management All Funds



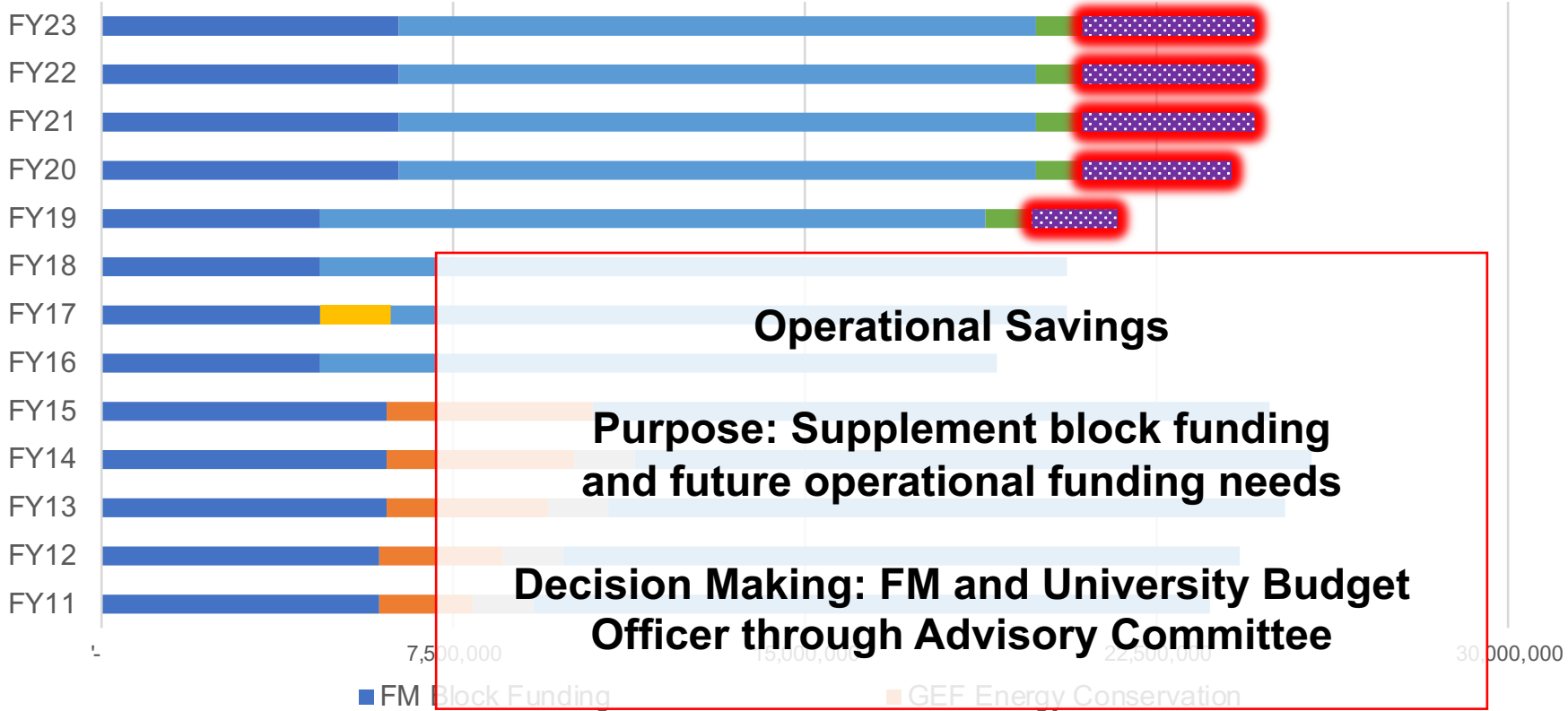
Facilities Management

# F&O Facilities Management All Funds



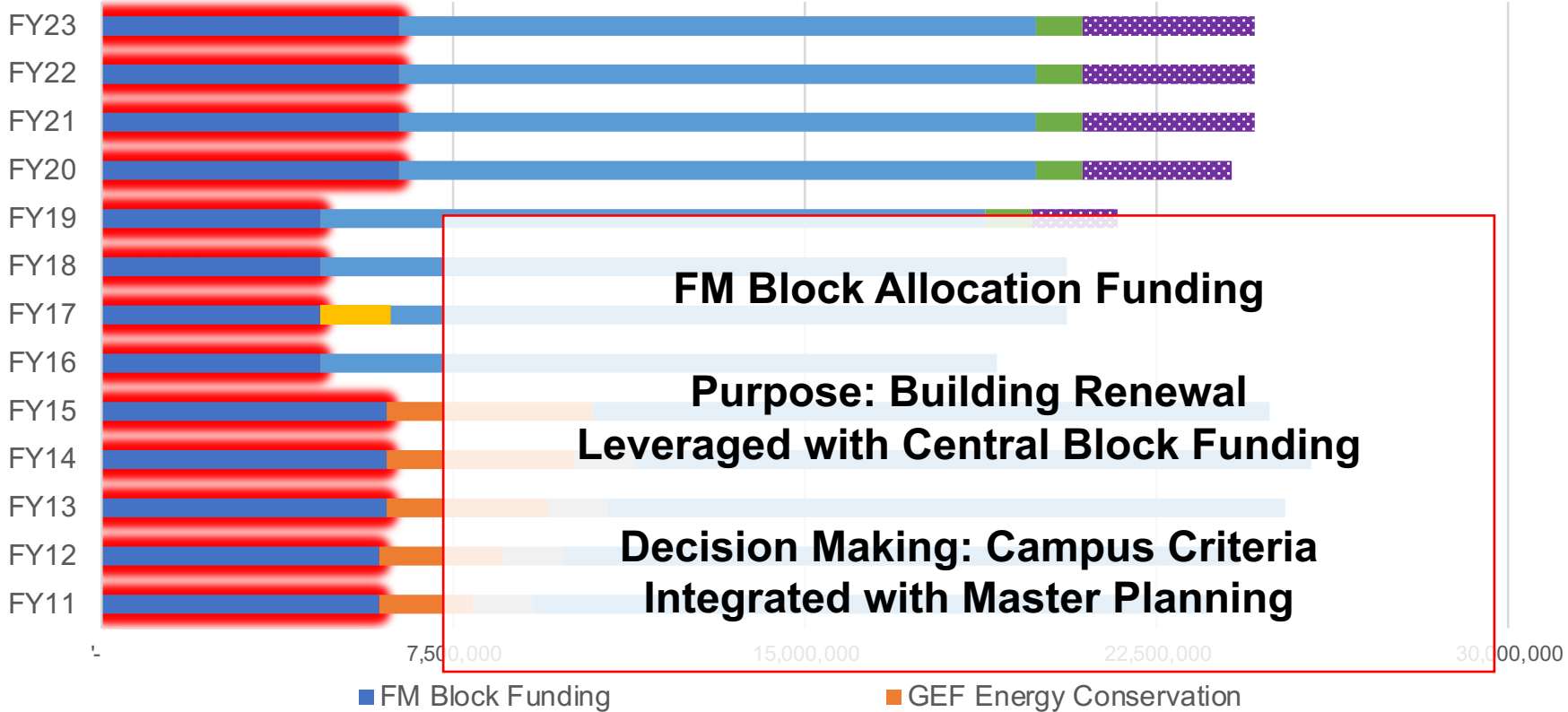
Facilities Management

# F&O Facilities Management All Funds



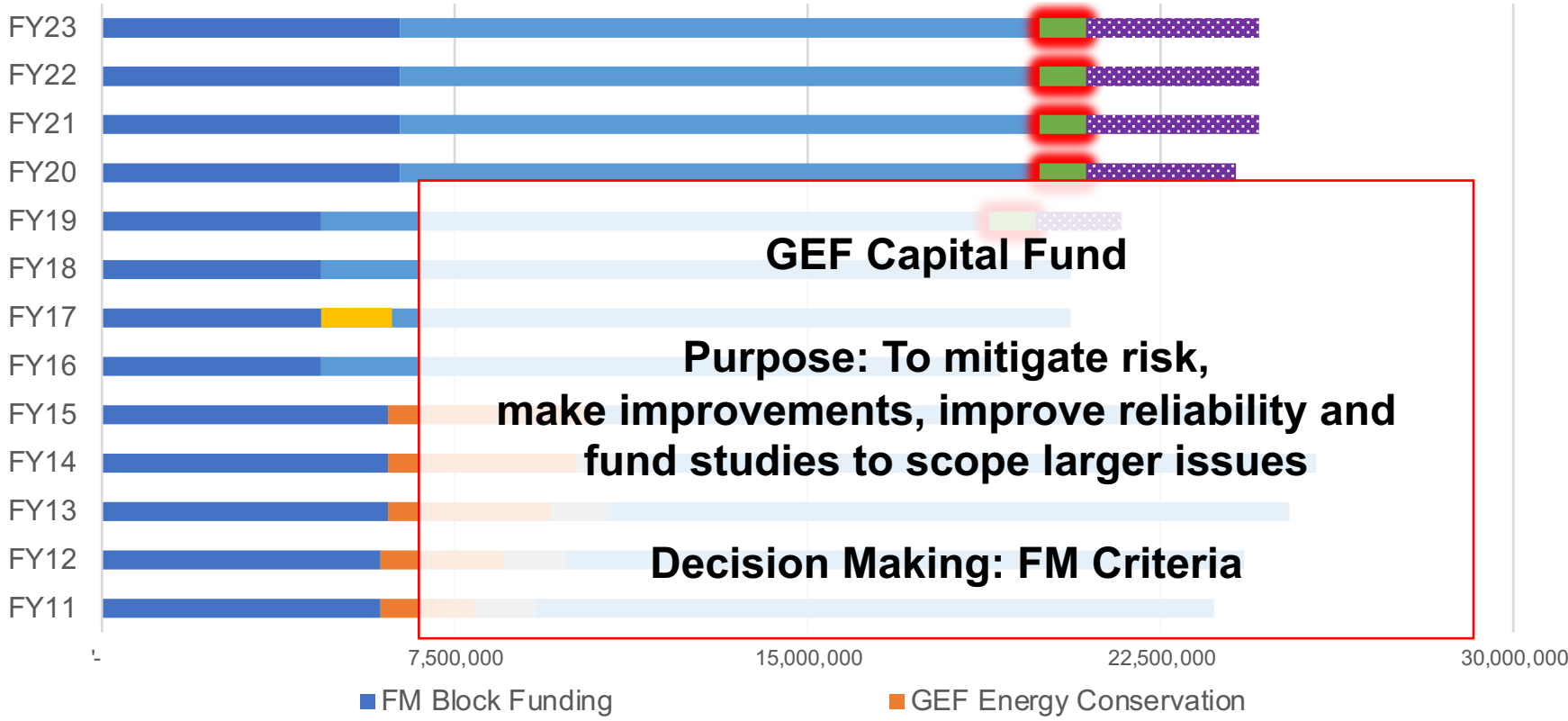
Facilities Management

# F&O Facilities Management All Funds



Facilities Management

# F&O Facilities Management All Funds



Facilities Management

# GEF Capital Fund Matrix

- Projects up to \$100,000
- Cross-functional Committee meets regularly to rate and review new submissions
- Provides transparency and allows for employees and managers to have a voice in raising concerns
- Budget tracking evaluated throughout the year – the number of projects initiated can be adjusted accordingly, but prioritization method ensures largest needs/risks are first to be addressed

**Building****Title****Project Description**

In this field, provide a brief project statement and potential scope detail if available.

**ROM Cost**

This is a rough order magnitude value and is only in place for planning purposes.

# A Flexible Data Driven Scoring Matrix

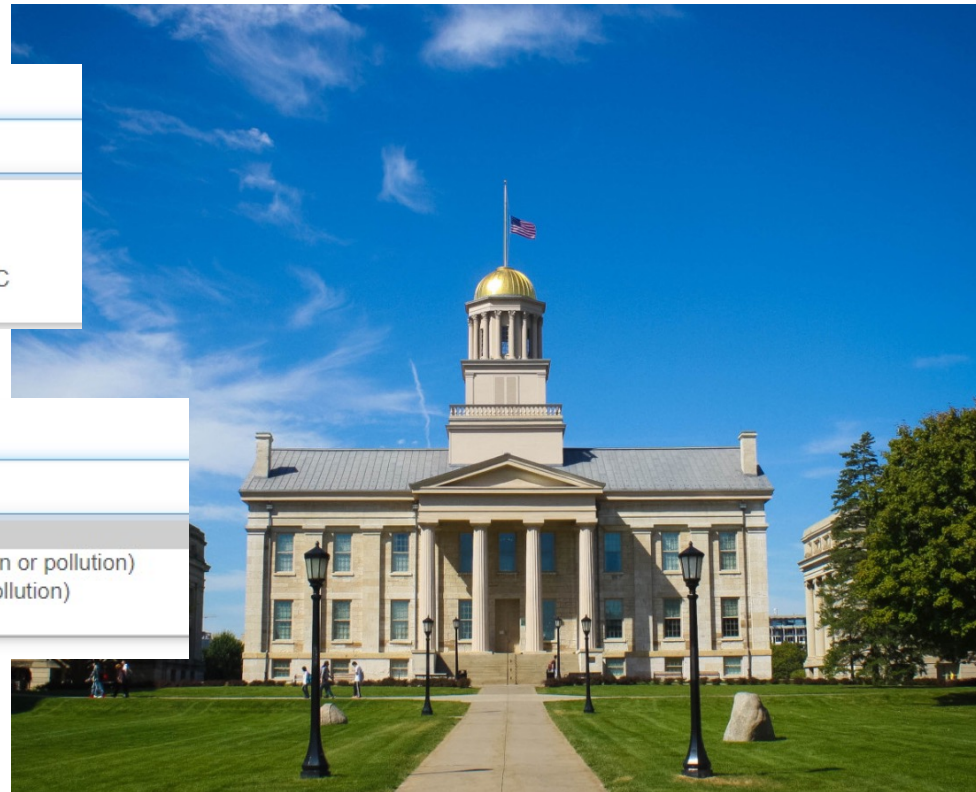
*Always refining and informing the Matrix-Health, Safety, & Environmental Impact*

## Impact on People

- 3 - Fatality or fatal exposure (roof collapse, falling brick masonry)
- 2 - Major exposure w/ long term effects (lead poisoning)
- 1 - Minor injury or exposure (broken member or laceration, smoke) ADA, HVAC
- 0 - No personal injury

## Impact on Environment

- 2 - Major environment impact (outside walls of bldgs - major contamination or pollution)
- 1 - Minor environmental impact (outside walls of bldgs-small amount of pollution)
- 0 - No impact





# A Flexible Data Driven Scoring Matrix

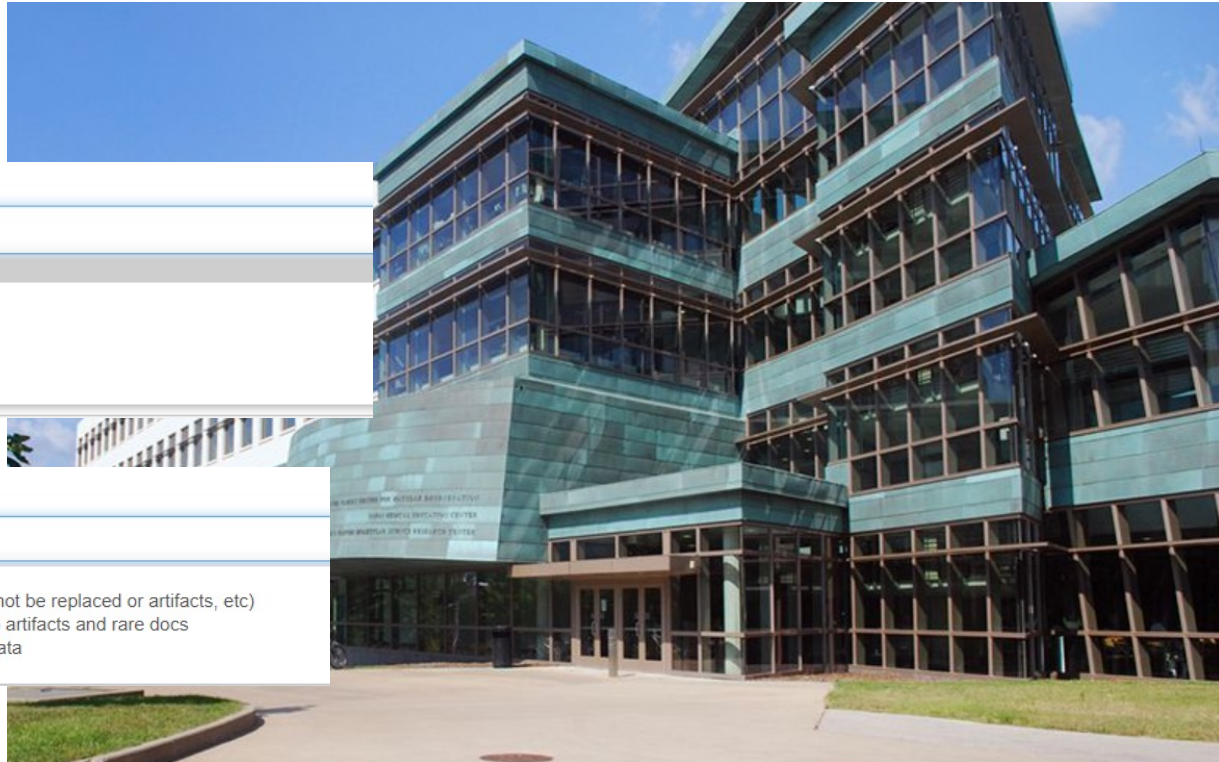
*Always refining and informing the Matrix- Mission Impact*

## Impact on Area

- 4 - No displacement opportunities (more than 250 students)
- 3 - Lab, research or IT area
- 2 - Classroom or Auditorium
- 1 - Office
- 0 - No impact

## Intellectual Property Damage

- 3 - Permanent, irreplaceable damage (long term experiments that cannot be replaced or artifacts, etc)
- 2 - Major interruption of research time (wks, months lost) or damage to artifacts and rare docs
- 1 - Minor loss of research/data (hrs or days lost) or loss of electronic data
- 0 - No intellectual property damage



# A Flexible Data Driven Scoring Matrix

Always refining and informing the Matrix- **Mission Impact**

## Property Damage

- 3 - 5m - 1 b
- 2 - 250k to 5m
- 1 - 5k - 250k
- 0 - no property loss

## Time Disruption

- 3 - One week or longer
- 2 - 3 days to 1 week
- 1 - 1 to 3 days
- 0 - No interruption

## Public Image

- 4 - National Media - (affects university mission to the highest degree)
- 3 - Local Media
- 2 - President's Office (could result in President becoming involved)
- 1 - UI Alumni (results in letters, phone calls from UI alumni or other large organizations associated with UI)
- 0 - No adverse publicity



# A Flexible Data Driven Scoring Matrix

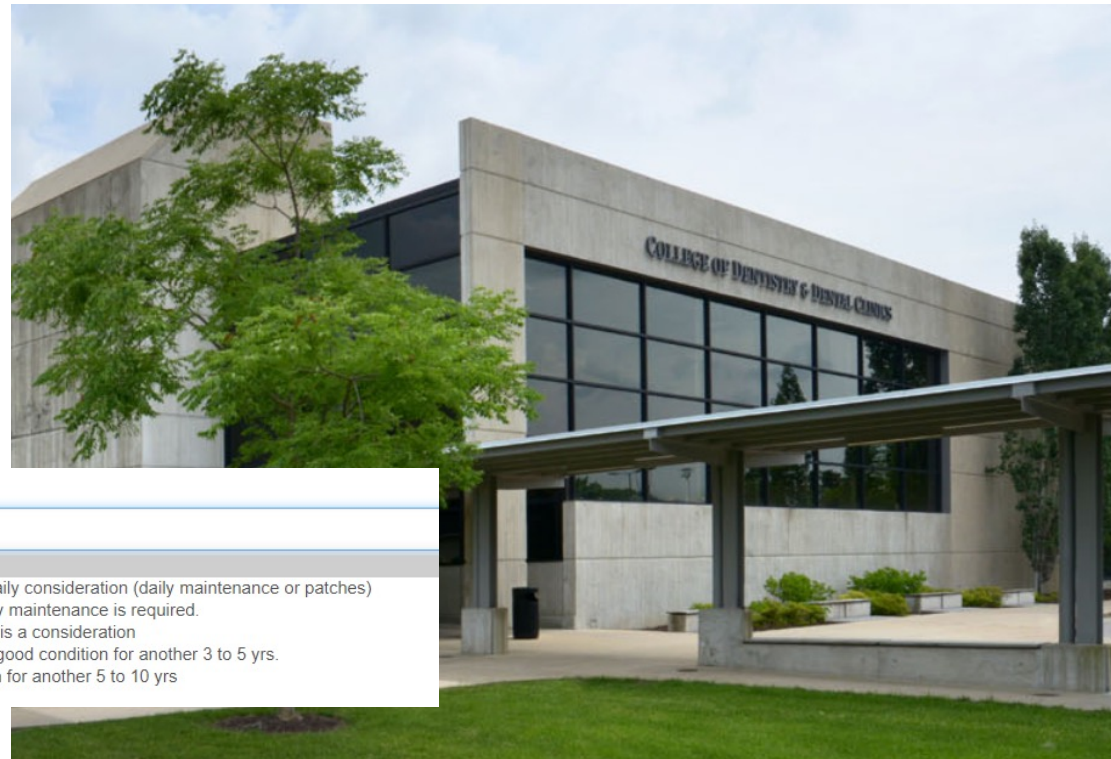
*Always refining and informing the Matrix- **System Impact***

## ROI

3 - 0 to 5 yrs
2 - 5.1 to 10 yrs
1 - > 10 yrs
0 - No measurable payback

## Probability of Failure

5 - Imminent Failure/Failed – the system has failed or we are dealing with the situation on a daily consideration (daily maintenance or patches)
4 - Likely to Fail – the system has failing parts and could fail in a short amount of time. Monthly maintenance is required.
3 - Could Fail in 1 to 2 yrs – the system shows signs of wear, the possibility to fail in 1 to 2 yrs is a consideration
2 - Could Fail in 3 to 5 yrs – the system shows no signs of wear, the system should remain in good condition for another 3 to 5 yrs.
1 - Extremely Rare – system is in new, like new or good condition and will not require attention for another 5 to 10 yrs
0 - No probability of Failure - grandfathered code



# GEF Capital Fund Workflow Example:

Building	Abbr.	Title	Project Description	ROM Cost	Request Source	Proposed Funding Source	Status
<input type="text"/>	<input type="text" value="vab"/>						<input type="text"/>
0090	VAB	Visual Arts Building Ice Build Up at ENT1	Adjust slope on panels and install interior gutter to divert water to the east side of Entrance 1. This is a safety issue due to ice build up and constant dripping.		SHOP 204	GEF CAPITAL PROJECTS	<span style="background-color: green; color: white; padding: 2px;">Not Scored</span>



Study



**STUDY REPORT**

DATE: 03/28/2021

PROJECT: 0902301 WT#03 VISUAL ARTS DIVERT WATER AT ENT 1

**EXECUTIVE SUMMARY**

The goal of this study was identified as evaluating options to divert water that drips down on the walkway going into Entrance 1 on the north side of the building. Design Engineers, in conjunction with BNM Architects and Dry Space, have looked at options that will help address the issue while having minimal impact on the building aesthetics.

Two options were originally considered. The first was to install a gutter system and pipe the water to the interior of the building to connect to the building storm system. This required tearing into the existing soffit panel system and due to limited space, the drain line would be limited to 1" and would require heat trace, making it undesirable for maintenance. The second option was to install a drip control panel on the front of the overhang that would direct water away from the entrance and allow it to drain to grade.

Following the initial review of the options, it was decided to have Dry Space perform a water test to observe exactly what is occurring and this proved to be beneficial as it was found that water is not going where it was originally intended. Instead of flowing to the north edge of the overhang and evenly distributing across the edge, the current slope of the surface panels is resulting in the water traveling towards the south back towards the terrace and getting within the panel system, where it collects at a low point that drips a concentrated amount of water directly above the doorway. The report below provides a detailed summary of what was observed and what is recommended, which includes adjusting the slope of the panels so that the water flows to the north as originally intended and including a gutter along the north edge of the overhang to divert the water to grade at the east side of the entry.

The estimated construction and project costs for this solution are summarized in the table below. Project cost is based on 1.4x the construction cost to account for design and management fees and other soft costs.

	Construction Cost	Project Cost
OPTION 1 - GUTTER & ADJUST PANELS	\$ 53,800	\$ 74,620



Matrix Recommended

# GEF Capital Fund Workflow Example:

Building	Abbr.	Title	Project Description	ROM Cost	Request Source	Proposed Funding Source	Status	Priority Score	Created Date
							Matrix Rec		
0204	BSB	Air handler heating valve replacement	Heating valves on the glycol hot water system need to be changed. The existing valves are not controlling properly because they are oversized due to installation of the heat recovery system. The current valves create overshooting of heating temperature inside the unit and also creates issues with valve control at the heat exchanger. 21 valves will need to be replaced. I would suggest having Design Engineers size the new valves as part of a small project coordinated through D&C since I suspect that valves will be smaller to the point of piping reductions at each valve. These were not changed as part of the recent project.	\$80,000.00	SHOP 214	GEF CAPITAL PROJECTS	Matrix Recommended	0.1955	4/4/22
0447	MERF	MERF Condensate Pump/Motor Replacement	Replacement of two condensate pumps and motors. These are original to building and are on the last year for life expectancy. \$17,383.00 Pumps and motors can't be purchased separately. Added 40% to cost for construction cost allocation although this will likely be funded by building money since it is under \$25k and less than 8 hours per pump. ----- Increased estimate to \$50,000 to account for inflation and outsourcing (April 2022)	\$50,000.00	SHOP 205	GEF CAPITAL PROJECTS	Matrix Recommended	0.1887	4/23/20
0090	VAB	WT #3 (Visual Arts Building- Divert water at ENT1 ) FY22 - 0902301	Adjust slope on panels and install interior gutter to divert water to the east side of Entrance 1. Catie McClurg has the work task and other related documents. Jeff Harney was also involved in discussions. This is a safety issue due to ice build up and constant dripping.	\$75,000.00	SHOP 204	GEF CAPITAL PROJECTS	Matrix Recommended	0.1185	3/29/22
0003	CB	CB - Air Compressors	It has been determined that the current compressors that support building central systems and also lab air are obsolete and becoming very difficult to find parts for repairs. The compressors are believed to be "unsafe" according to Compressed Air during their inspection. I have attached quotes from Ohio Medical and also Compressed Air for replacement of the compressors.	\$120,000.00	SHOP 201	BLOCK ALLOCATION	Matrix Recommended	0.3581	3/17/21

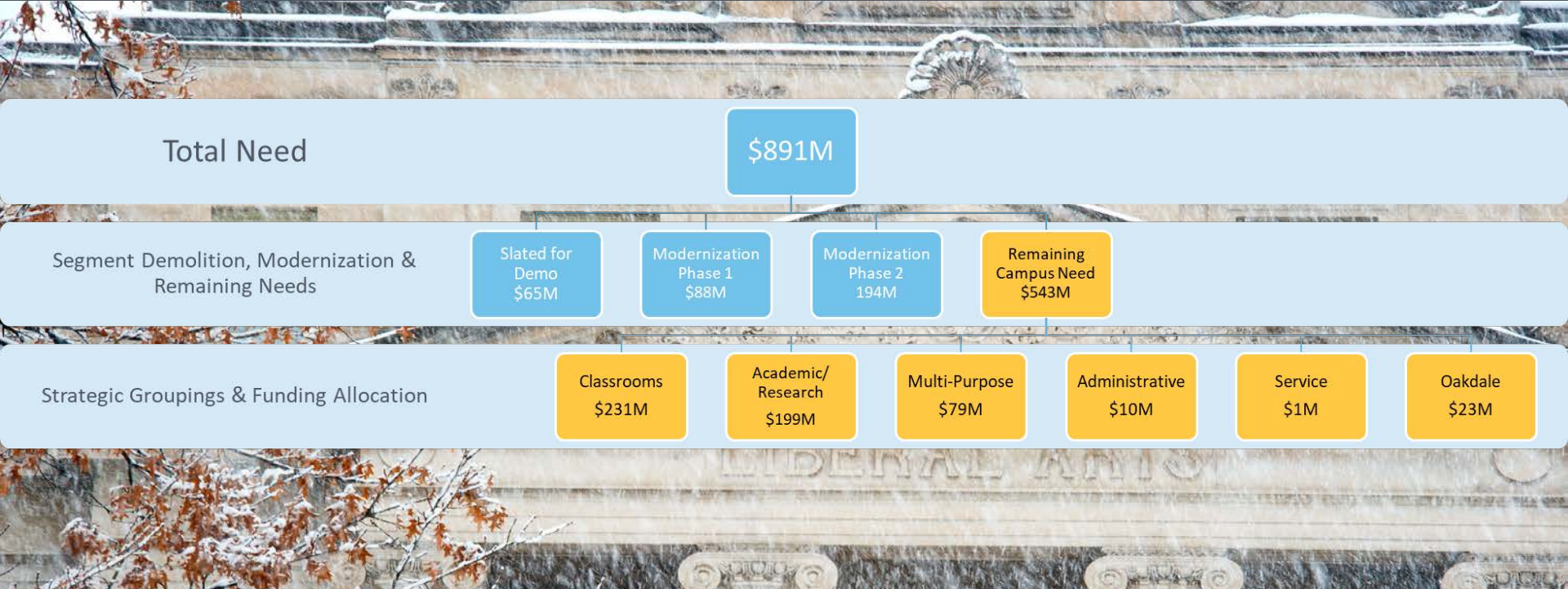
These are the current top-scoring needs in Matrix Recommended status and will move forward with our FY23 Q1 requests for the GEF Capital Fund

The Matrix also helps to inform Block Allocation priorities, in addition to the Sightlines Data.

## Drivers of a New Approach

- Engaging Frontline Staff in the Facility Condition Assessment
  - Past Stagnant Approach
  - They Know the Systems Best
  - Process Buys Ownership
  - Belief in the Data
  - Desire to Accurately Maintain the Data
  - Ownership

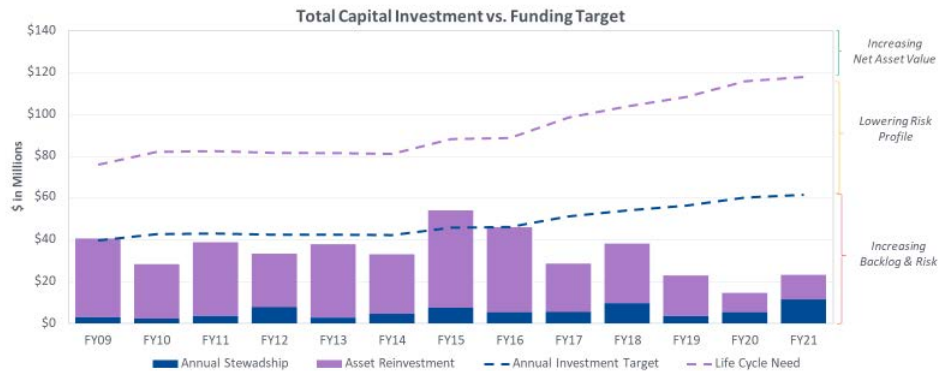




# Establishing Strategic Groupings Frames the Conversation

## Iowa Falls Continues to fall Short to Target in FY21

Years of missed targets increases the risk on campus



**GORDIAN**

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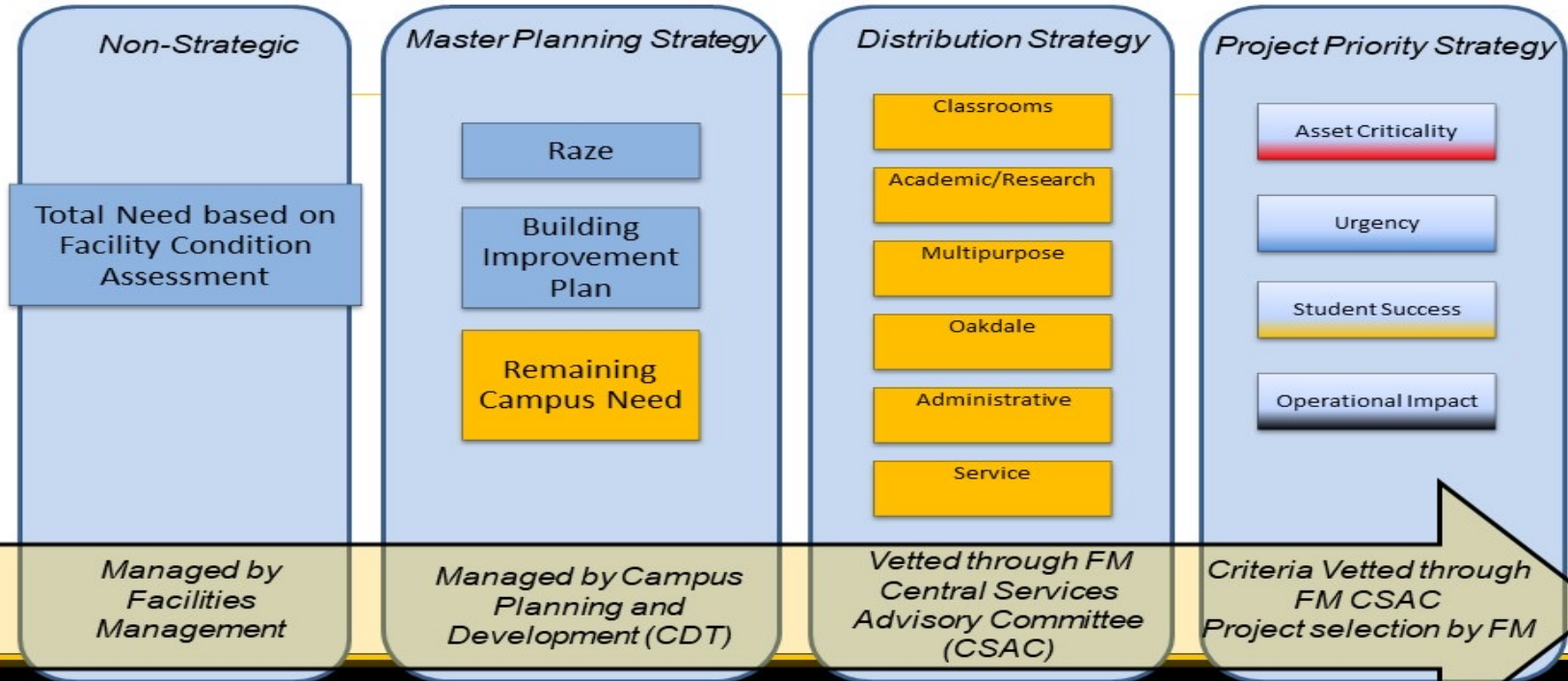
**You're Never Going to Have Enough Funding**

- Need to Establish Additional Factors to Prioritize with ...
  - Institutional Priorities
  - Operational Costs
  - Student Impact
- Something Today is Better than the Perfect Measure Tomorrow
- Improve Data Over Time



# Facilities Renewal Plan

Planning Process allows for Strategic Investments based on University Priorities



# Implementation



CBRB	Replace Lab Exhaust System	\$2,200,000.00
EMRB	AHU Chilled Water Coil and Pump Replacement	\$1,750,000.00
BSB	Upgrade Lab Exhaust Core 1-300	\$1,000,000.00
ML	HVAC Modifications and Upgrades	\$2,000,000.00
DSB	Replace Emergency Generator	\$400,000.00

- Complete the Shared Governance Process
- Matrix Run
- Project Review
- “The Eye Test”
- Project Execution
- FCA Examination and Refinement
- Matrix Supporting Data Enhancement
- Wash, Rinse, Repeat . . .





# FM Design and Construction- BUI Enhancements

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→ Live view presentation: **Michael Kearns**, FM Interim Associate Director - Design & Assistant Director - Quality Management and **Catherine McClurg** – Design Project Specialist – FM Design and Construction

**IOWA** | Facilities Management **BuildUI**

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# **NEW Bicycle Registration System: Bike Index**

**BUSINESS SERVICES | PARKING AND TRANSPORTATION**

# Bicycle Registration

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## → Registering bikes since 1995

- Parking and UI Police used system to identify owners
- Limited features

## → Collaboration to improve system

- Parking and Transportation
- UI Police
- UIHC Safety and Security

## → Goals

- Help reunite stolen and lost bikes with owners
- Deter theft
- Dynamic system

# BIKE INDEX

- National bike registry
- Helped recover over 11,000 stolen bikes
- User accounts
- Sticker with unique QR code



# New Registration System

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- Launched August 1<sup>st</sup> <https://bikeindex.org/uiowa/>
- Additional features
  - Users – direct access to account/update info/proof of ownership
  - More data fields – details about your bike, upload photos
  - Mark bike as missing or stolen
- Assist with stolen bicycle recovery
  - Nation-wide searches
  - All bikes in one system - registered, impounded, recovered
  - Scannable QR codes - Helps authorities identify owner/return bike



# IOWA™

## UNIVERSITY OF IOWA BICYCLE REGISTRATION

### REGISTER YOUR BIKE

*uiowa.edu email*

*bike manufacturer*

Select "Other" if manufacturer doesn't show up when entered

*primary frame color*

This bike is either missing or stolen

**REGISTER**



### UNIVERSITY OF IOWA AND BIKE INDEX

The University of Iowa has partnered with Bike Index, the nation's largest and most effective bike registration and recovery service, to provide University of Iowa cyclists with this service.



### SEARCH STOLEN BIKES

Found a bike that seems suspicious? Check it out on Bike Index.



### REGISTER YOUR BIKE

**Registration is free** and voluntary to all university students, faculty and staff. It provides a simple, secure location to store your bike details and helps authorities recover & return stolen bikes. You will receive a permit sticker in the mail once you fully complete your University of Iowa bike registration.



### CAMPUS LINKS

- Biking on campus
- Rules and regulations
- Safety tips and reminders
- UI Department of Public Safety



### TIPS FROM BIKE INDEX

- How to protect your bike
- Find Your Bikes Serial Number
- How not to buy stolen



### BIKING RESOURCES

- Bicycle infrastructure and map
- Bicycle repair stations/air pumps
- Biking at Iowa
- UI Access & Construction Alerts

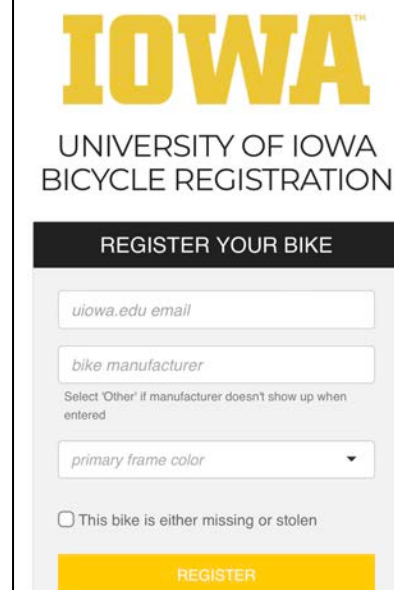
# 2 Ways to Register

## → Online: Smartphone or Desktop

- <https://bikeindex.org/uiowa/>
  - P&T website: [transportation.uiowa.edu](https://transportation.uiowa.edu)
  - Parking portal: <https://parking.uiowa.edu/>
- Create an account and enter bike details
- Sticker mailed to you
- Place sticker on bike

## → Registration sticker

- Available at 3 offices
  - Parking Office, WCTC
  - UI Police, UCC
  - Safety & Security, RCP lower level
- Scan QR code, follow prompts
- Create account, enter bike details
- Place sticker on bike



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UNIVERSITY OF IOWA  
BICYCLE REGISTRATION

REGISTER YOUR BIKE

Select 'Other' if manufacturer doesn't show up when entered

This bike is either missing or stolen

REGISTER



# User Account

The screenshot shows the user account page for 'GREG LEMOND BIKES'. The header includes the 'BIKE INDEX' logo, the text 'the non-profit bike registry', and navigation links for 'SEARCH BIKES', 'BLOG', 'DONATE', 'STOLEN BIKE?', and 'HELP'. The main content area is divided into two columns. The left column has a tabbed interface with 'bikes' selected and 'locks' as an option. Below the tabs are two bike listings. The first listing is for a 'Giant Escape 0' with serial number 'C53D7233', primary colors 'Black', and registration details. The second listing is for a 'Giant Sedona ST' with an unknown serial number, primary colors 'Blue and Black', and registration details. Each listing includes an 'ADD A PHOTO' button and links for 'Edit Bike' and 'Mark bike stolen'. The right column features a 'Bike Stolen?' section with a tracking device icon and a 'REGISTER NEW ITEMS' section with 'ADD A BIKE' and 'ADD A LOCK' buttons. Below that is a 'NEXT STEPS' section with three items: a congratulatory message, a profile update prompt, and a 'BikeFair' advertisement.

The screenshot shows the 'Edit Giant Escape 0' page. The header includes the 'View Bike' link. The left sidebar contains a list of menu items: 'DETAILS', 'PHOTOS', 'WHEELS AND DRIVETRAIN', 'ACCESSORIES AND COMPONENTS', 'TRANSFER OWNERSHIP', 'GROUPS AND ORGANIZATIONS', 'HIDE OR DELETE', and 'REPORT STOLEN OR MISSING'. A 'SAVE CHANGES' button is located at the bottom of this sidebar. The main content area is titled 'PHOTOS' and includes the instruction 'Drag the uploaded photos to rearrange the order in which they appear'. There are two photo thumbnails, each with a 'Photo of your bike' dropdown menu, a 'private image' checkbox, and a trash icon. Below the photos is a drag-and-drop area with the instruction 'Drag and drop files here or use the Upload Photos button' and an 'UPLOAD PHOTOS' button. A 'SAVE CHANGES' button is located at the bottom of the page.

**THANK YOU**





# SAVE THE DATE

Hawkeye on Safety 2022  
will take place at the  
Hyatt Regency Coralville on

## SEPTEMBER 8, 2022

[HawkeyeOnSafety.com](https://HawkeyeOnSafety.com)

# Next Meeting:

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Wednesday, September 21, 2022

11:00 – Noon via ZOOM

AGENDA TO BE DETERMINED

**IOWA**

**Thank you!**