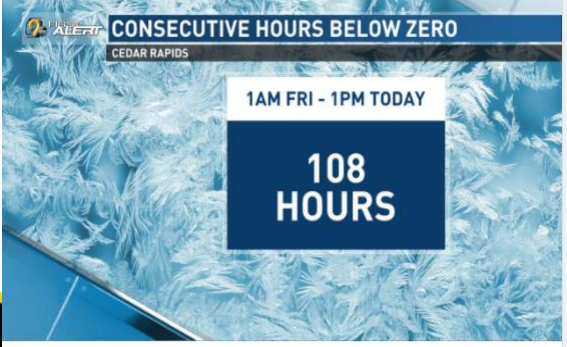
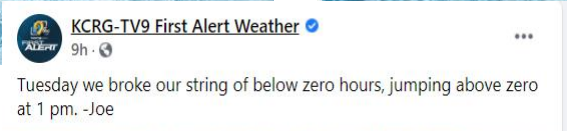
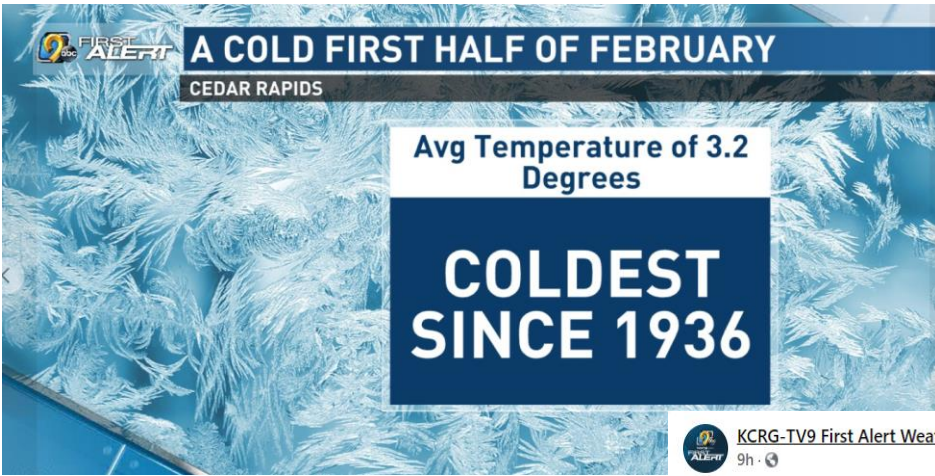


We've Had A Frigid February!

- 12 Days with highs 10F or lower (Feb 5-16)



Cold Weather Protocol- Response Summary

- ‘All Hands on Deck’ approach!
 - 120+ work orders to walk buildings
 - 2 on-call technicians for over a week
 - Building schedules removed
 - Heightened monitoring of building alarms and support personnel response
 - Multiple Outages were proactively delayed

Cold Weather Protocol – Wins!

- Building walks found heater had been moved to private area, was returned to vulnerable vestibule location in time
- Phillips Hall sprinkler line caught before damage occurred
- Building Coordinators sent in risk points asking for extra attention to those spaces—thank you!
- Multiple open windows found in time, only 1 caused damage
- Only 1 issue requiring ServPro: Field House pipe chase
- IREH avoided damage after losing heat

Cold Weather Protocol – Thank You!

- 2018: Sub-zero temperatures for 3 days, resulting in water damage to 7 buildings across campus and a \$1M+ Risk Management claim
- 2021: 12 day period with a high of 10F, 108 consecutive sub-zero hours, and only 1 damage event requiring external support

This process works...thank you for your partnership!



Facilities
Management

Facilities Management

Shop 216 Transition

- Shop 216, closed Feb. 12, 2021.
- Performed work in the trades of painting, sheet metal, insulation, carpentry, and cabinetmaking.
- FM transition team created to oversee a successful transition next six months.
- Requests should continue to go through the [FM@YourService](#) customer service portal as they do today.
- Identify alternatives for sourcing the work including internal FM resources (e.g., Design & Construction) or UI-contracted vendors.
- If your request requires immediate attention, please Note that in your description.
- Please note that during this transition it may take a little longer to review requests and provide service.
- We appreciate your patience and encourage you to contact us with any questions.

Shop 216 Transition

Process GEF Customer Request

- Initiate requests through the FM@YourService portal
- Using Aim work-flow process, request is routed to Area Manager for review, applying service standards as published in the Services Guide on page 12.
- Approved by Manager a work order / phase will be created
- Using AiM workflow process Transition Team will identify the appropriate source to accomplish the work.
 - Internal FM resources
 - Vendor on contract with UI
 - D&C small projects

Shop 216 Transition

Finishes	
<i>What to Expect: Repair and replacement of interior finishes are prioritized by severity of condition and are not performed on any pre-determined schedule. These scenarios will require a conversation between customers and maintenance area managers/supervisors. In some instances (painting for example), campus planning will need to be aligned with prioritization from a programmatic standpoint.</i>	
<i>Service</i>	<i>Notes</i>
Interior Finishes	Cabinetry Carpentry Ceilings Floors (including waxing) Painting and associated lead abatement Standard window coverings and hardware Walls and wall coverings

Shop 216 Transition

Process Departmental Request

- Initiate requests through the FM@YourService portal Yellow Button
- Using AiM work-flow process, request is routed to Area Manager & Scott for review, applying service standards as published in the Services Guide on page 13.
- Provide customer support to further define work request if necessary
- Using AiM workflow process Transition Team will identify the appropriate source to accomplish the work.
 - Internal FM resources
 - Vendor on contract with UI
 - D&C small projects



Shop 216 Transition

Maintenance of Departmental/Specialized Equipment or Systems (not GEF funded)	
What to Expect: Removal costs associated with departmental equipment will have an associated fee. Demolition for departmental project work will be departmentally funded. Asbestos and lead removal related to departmental work will have an associated fee.	
Restrictions	Examples (not an inclusive list)
Due to potential connections to building systems, work must be completed by Facilities Management	Dumbwaiters Fume hoods—replacement Heating, ventilation, air conditioning (dampers, ductwork, controls, etc.) and plumbing for departmental/specialty equipment Railings/stairs/ramps for departmental use only
Prior consultation or approval from Facilities Management is required if equipment is connected to building systems	Animal systems and waste disposal Audio visual components and media equipment (including repair following removal) Backflow preventers associated with departmental equipment Clocks in departmental spaces Cubicles and partitions Departmental shop equipment Departmental storage caging/interior fencing Dust collectors Fired devices Fire protection—specialty/standalone units Insulation for departmental equipment Lab gas, water systems Lifts and hoists (including department specific loading docks) Specialty electrical systems—lab specific, vending power, departmental equipment, specialty lighting, etc. Specialty hoods—BioSafety cabinets, tissue culture hoods, kitchen hoods, etc. Specialty rooms (chambers/environmental/manufacturing)—repair/replacement and initial utilities installation Window AC units –installation of new

Shop 216 Transition

Next Four to Six Months

- Review assets
- Collect Data
 - request effectively sourced
 - work done in timely manner
 - cost of work
 - new work-flow process in place for request
 - customer satisfaction
- Recommendation

Priorities for the Back-Half of FY21: Building Operations and Maintenance

Cold Weather Stewardship

Over the course of the last few years, we have continuously put process to our cold weather response...shifting from reactionary to proactive.



When outside temperatures reach the trigger (below 0F for more than 24 hours), there's a comprehensive response that requires all hands-on deck—so flagging it here as a priority because that investment of time and energy is critical risk mitigation for our buildings.

Transition Stabilization

Building Operations & Maintenance has been directly and/or indirectly impacted by several of the recent transitions. Our priorities for the next few months will include space for continued time and energy to stabilize the organization and how we move forward together:

- Oakdale, Fire and Life Safety, Central Maintenance Shop

Priorities for the Back-Half of FY21: Building Operations and Maintenance

Computerized Maintenance Management System (CMMS) Workflow Communication

Operations & Maintenance has a strategic priority to focus on training and developing staff in improvements to workflow communication, to ensure we are fully capturing the value our teams bring to campus:

- Main Campus Maintenance starting Notes Training
- Controls focusing on Notes, Time, Status

Employee & Campus Success, Health & Safety

- Continue to focus on planning our work...planned work is safer work!
- Continue to focus on personal risk mitigation efforts (PE, social distancing, etc.) while also reducing risk for campus through the services we provide (MERV-13 filters, Indoor Air Quality monitoring, etc.)

Priorities for the Back-Half of FY21 – Custodial Services

Customer Satisfaction

We MUST develop and sustain a high level of customer satisfaction through service delivery and the need to be efficient in order to serve the University of Iowa community

Activities to support this:

- Continue to consistently deliver on services we have outlined to the customer.
- Continue to be responsive to customer requests and needs.
- Strengthen those relationships with FM@YS, Building Maintenance and the **Building Coordinators** to name a few.
- Continue to go above and beyond and do the little things, *Always there always the best.*

Priorities for the Back-Half of FY21– Custodial Services

Health & Safety

Create and maintain a work environment where no one gets hurt.

Activities to support this:

- We will continue providing necessary PE, materials and equipment related to this pandemic.
- Continue to be the leader in safety with the Safety Solutions program
 - A safety reporting system that engages and empowers the employees and the campus community to report near-misses, identified safety hazards or even Safety Ideas & Suggestions to drive out hazards and improve campus safety.
- Increased involvement with the Safety Hawk program.
- Watch out for one another and be there for one another.

Priorities for the Back-Half of FY21– Landscape Services

Health & Safety of Campus Users

Provide world-class maintenance by combining the right people, process and technologies for continuously optimizing service performance and efficiency.

- Snow Removal
- Snow Hauling
- Checking for slick spots
- Winter Projects-
 - Removal of remaining Ash Trees
 - Lower Finkbine bike trail cleanup
 - Arboretum cleanup
 - Nursing Hillside tree removal
- Site Furniture maintenance & placement
- Repair of damaged concrete and pavers across campus



Priorities for the Back-Half of FY21 – Landscape Services

Enhance Campus Appearance

Provide a campus landscape that is aesthetically pleasing, well maintained and user friendly; that is functional, inviting and memorable to students, faculty, staff and visitors.

- Create a Campus Landscape Master Plan
- Landscape Projects
 - Adler Plaza
 - Visual Arts Building
 - Pappajohn Business Building
 - Anne Cleary Walkway
- Review and update Landscape Services Management Plan
- Update ArcGis mapping
- Replacement of trees due to EAB and the Derecho
- Continue to provide service to campus according to the current management plan and its services levels



Priorities for the Back-Half of FY21– Design & Construction

D&C Peer Review

Design & Construction is currently underway with timing and scope definition development of a peer review. Peers will be brought in to assist us in conducting a comprehensive review of the D&C enterprise. Internal and external customers will be encouraged to participate in the process.

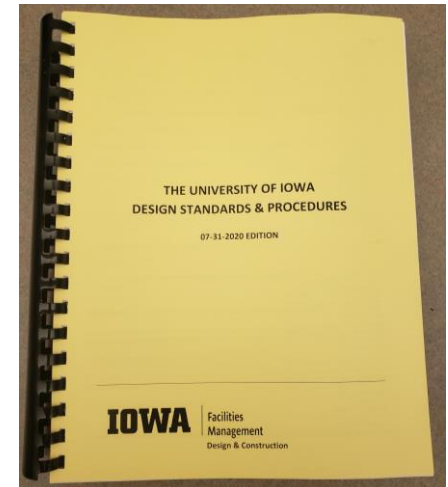


Priorities for the Back-Half of FY21 – Design & Construction

UI Design Standards & Procedures (DS&P) Integration

The DS&P are representative of campus standards and procedures to be followed when delivering capital improvement projects. Work continues to integrate all campus units' specific standards and procedures into the master document. Last year, UIHC and UI Housing & Dining standards were incorporated. This year, work is under way to integrate UIU/ENGIE and Athletic department standards while also making other updates.

- Changes or additions to the Design Standards due March 1, 2021
- From March – June review and collaboration of the changes and additions received will take place along with all required formatting of the master document
- The updated 2021 UI Design Standards & Procedures master document to be issued July 1, 2021



Priorities for the Back-Half of FY21 - Design & Construction

BuildUI Upgrades

BuildUI continues to serve as D&C's Project Management system used to deliver capital improvement projects. Over the past year upgrades to the system have focused on Professional Services Agreement workflow improvements, integration of a new Submittals workflow tool and most recently autogenerated project Client surveys. Training on these upgrades will also be a focus to ensure understanding and optimization.

Over the next six months our goal is to add additional refinements to the Professional Services Agreement workflow and to begin the development of a meeting minutes workflow module in an effort to continue advancing staff tools, project communication, and efficiency of resources.



Projects Home - My Projects

Priorities for the Back-Half of FY21 - Design & Construction

Workload Update...

Design

- North Liberty – Medical Office Building Development - Forevergreen Rd & Hwy 965 - (in design)
- UIHC – Expand Heart and Vascular Catherization Labs (Bidding early Feb)
- UIHC – Expand Level 5 Main Operating Rooms (in design)
- UIHC – Expand Observation Unit (in design)
- Hardin Library – Renovate Levels 1 – 3 (Feb Regent Mtg – request permission to proceed with planning) Will facilitate razing of four houses on Grand Avenue Court in the future
- Pharmaceutical Sciences Research Building – Renovate North Wing (Feb Regent Mtg – request permission to proceed with planning) Will help facilitate razing of Westlawn in the future.

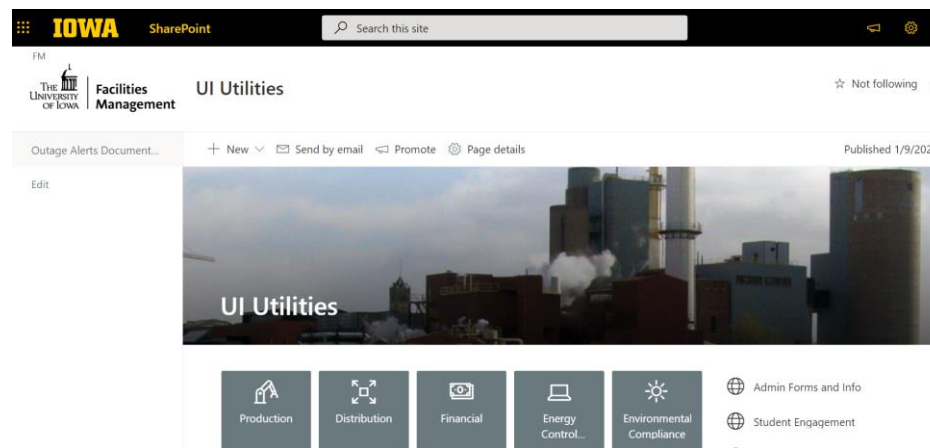
Construction

- Stanley Museum of Art (Substantial Completion late 2021)
- Women’s Soccer Facility (Substantial Completion prior to fall semester 2021)
- Seashore Demo and Site Restoration (Substantial Completion fall 2021)
- Madison Street Utilities and Communication Center Site Restoration (Substantial Completion fall 2021)

Priorities for the Back-Half of FY21 – UI Utilities

Continue to build upon the relationships with Engie and the systems used to manage the P3 contract.

Example goal: Set up a shared website or SharePoint site accessible by UI and Engie staff



Priorities for the Back-Half of FY21 – UI Utilities

Move the UI toward carbon reduction goals, including supporting 2030 goals and implementation of the no-coal initiative.

Example goal:

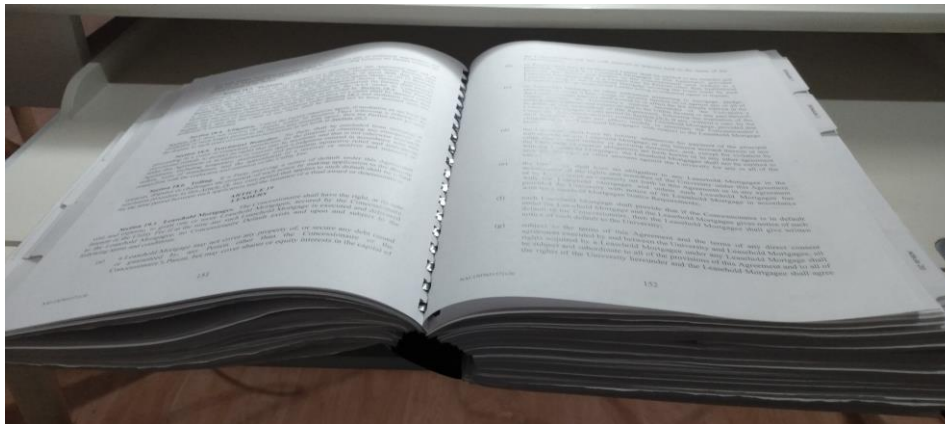
- Work with Convergen and UI Purchasing to modify the existing contract to allow Convergen to construct a local facility.
- Begin a greenhouse gas tracking program in alignment with UI 2030 goals.



Priorities for the Back-Half of FY21– UI Utilities

Create new partnerships with departments outside of UI Utilities to allow better sharing of resources and collaboration.

Example goal: Improve environmental compliance collaboration across campus departments. Continue work to integrate utility operations with building operations. Create a program to ensure safe drinking water during the pandemic.





Questions?

Thank you!



IOWA