

Welcome Building Coordinators!

September 18, 2019



Welcome Building Coordinators!

Agenda:

- Announcements and Updates:
- Seasonal Switchover from Cooling to Heating - Tom Moore, Senior Maintenance Manager
- Road/Lane Closure Alerts – Steve Otto, Associate Director – Construction Management and Chet Wieland, Associate Director – Project Management
- Pallets - Who to call when they are piling up! - Dave Jackson – Assistant Director
- Hawkeye on Safety Reminder - Brent Anderson, Occupational Safety Manager
- Recycling Tip of the Month – Beth MacKenzie, Recycling Coordinator
- FEATURE TOPIC: *Outside Maintenance Contractors: a partnership to maintain your building* - Jeff Harney, Assistant Director Facilities Management and Steph Rourke, Supervisor Customer Services
- Question & Answer

2019 Building Coordinator Meetings

- ▶ NEXT MEETING: October 16, 2019
- ▶ *10:30 – Noon*
- ▶ Location: UCC 2520D



Building Cooling/Heating Switchover: What Should I Expect this Fall?

TOM MOORE

SENIOR AREA MANAGER, FACILITIES MANAGEMENT

Why Do We Switchover From Cooling to Heating?

- Freeze Protection for AHU coils
- Some buildings cannot provide heating and cooling at the same time due to age of the systems

2-Pipe vs. 4-Pipe Systems

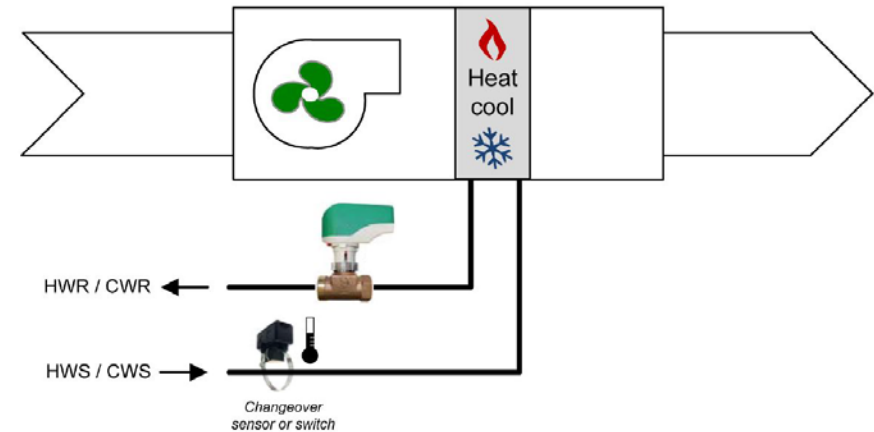
- Two-Pipe System: When heating and cooling share hydronic piping, each fan-coil only has one supply pipe and one return pipe.
- Four-Pipe System: When heating and cooling have separate hydronic piping, fan-coils have two supply pipes and two return pipes.

2-Pipe Systems

Two-Pipe HVAC Systems

A two-pipe system uses half the hydronic piping required by a four-pipe system, which results in a lower cost and a shorter installation time. The system is also more compact, reducing the space requirements of mechanical rooms. Maintenance is also simpler in a two-pipe system, thanks to the reduced number of piping fixtures and valves.

The main limitation of a two-pipe HVAC system is lack of operating flexibility. The hydronic piping circuit that runs through the building connects to either the boiler or the chiller depending on overall needs, and all building areas must operate in the same mode; heating some areas while cooling others is not possible with this system configuration.

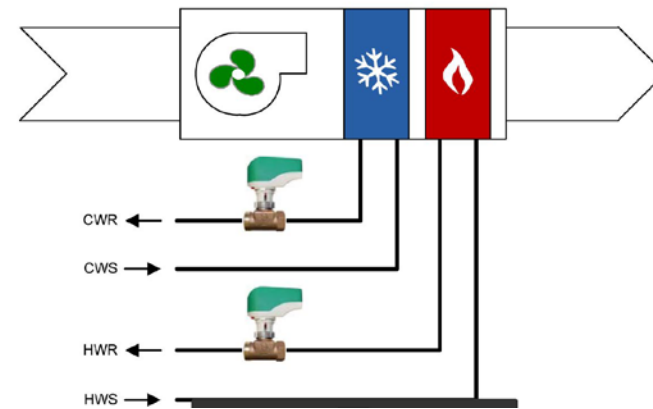


**These buildings do not typically have air handling units, but rather fan coils or radiant heat*

4-Pipe Systems

Four-Pipe HVAC System

This system configuration uses twice as much piping as a two-pipe HVAC system, and thus it is more expensive and takes longer to install. In addition, a four-pipe system requires more space to accommodate two hydronic piping circuits that run through the building. The increased number of fixtures, valves and connection points also results in a more demanding system in terms of maintenance.



**These buildings typically have air handling units that supply conditioned air to the entire building*

Examples Of 2-Pipe Buildings At Iowa

- English-Philosophy Building
- Iowa Memorial Union
- Westlawn
- Field House
- Medical Research Facility



Chilled Water Coil Draining

Purpose:

- Offers freeze protection of chilled water coils should we have an event occur

High-Level Procedure:

- Shut coil, drain water
- Flush with glycol to provide freeze protection should any water remain

University of Iowa Guidelines

Historically we have transitioned to heating around mid-October, but are moving to a more data-driven approach based on weather conditions

Principles for Initiating a Switchover from Cooling to Heating:

- Overnight temperatures are consistently below freezing
- Daytime temperature highs are consistently below 75F
- Critical spaces will be given higher priority and evaluated on a case-by-case basis

What Should I Expect?

Until buildings have been transitioned to heating mode,

- Cool temperatures in the morning
- Slightly humid air

Once buildings have been transitioned to heating mode,

- Warmer temperatures and drier air in buildings
- Slightly reduced airflow within a 24 hour window while units are off for the switchover

What Can Building Coordinators Do This Fall?

- Remind occupants to please plan to dress in layers during the Fall season to help with comfort!
- Remind occupants to please be patient during the Fall
- Consider asking that temperature portal requests flow through a single point of contact during the Fall to reduce duplication of effort

Thank you for your partnership!

QUESTIONS?



Road/Lane Closure Alerts

Steve Otto – Associate Director Construction Management
Chet Wieland – Associate Director Project Management

LINKS TO ALERTS:

<https://www.facilities.uiowa.edu/alerts>

www.icgov.org/travelalerts



QUESTIONS?



Pallet Pickup Program



Details: EZ Call: 319-530-6873

- ▶ Pallets should not be landfilled:
 - ▶ Keep out of dumpsters
 - ▶ Keep out of recycle bins
 - ▶ Helps VISION 2020 Goals
- ▶ Call our Vendor:
 - ▶ Riverside Pallets – Tom Aubrecht
 - ▶ Services locations almost daily
 - ▶ Can respond other days
 - ▶ Mobile: 319-530-6873



QUESTIONS?



REMINDER: Hawkeye on Safety Conference

Brent Anderson – Occupational Safety



SAVE THE DATE
HAWKEYE ON SAFETY 2019
will take place in the Coralville Marriott on
September 26, 2019

We hope that you'll join us for more information and training on how to keep yourself and your coworkers safe on the job.

Keep up with us online at

HawkeyeOnSafety.com



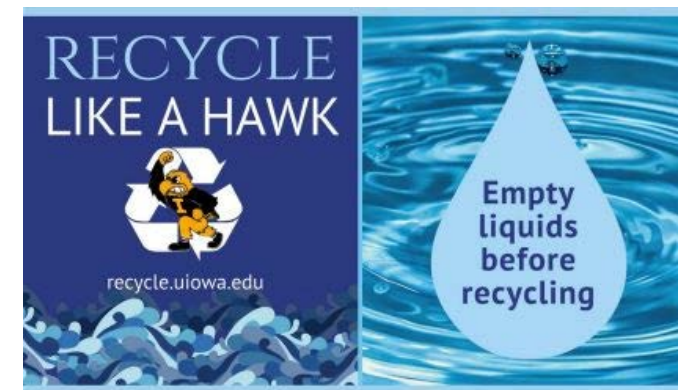
Iowa's Chuck Long

RECYCLING: Tip of the Month

Beth MacKenzie – Recycling Coordinator

LINK TO MONTHLY TIPS:

<http://bit.ly/UIrecyclingtips>





RECYCLE THESE



NOT THESE



QUESTIONS?



Feature Presentation: Outside Maintenance Contractors – A Partnership to Maintain Your Building

Jeff Harney – Assistant Director, and Steph Rourke – Supervisor Customer Services



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Since 1922 Presto-X has been providing expert pest control services guided by the enduring principles of providing world class service to our customers and taking care of our colleagues.
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Hot Topics

- Bed Bug Information**
Learn what to look for and most importantly what to do if you suspect bed bugs.
- Home Pest Control**
Contact Presto-X for any pest control related issues in your home.
- How To Get Rid Of Roaches**
Call for a free inspection and let Presto-X get rid of roaches for you.
- Bioremediation**
Seamlessly integrate your pest control and drain line management.
- Agricultural Pest Control**
Presto-X technicians are specialists in the farming and agricultural industries.
- Termite Control**
Find out how Presto-X helps customers with their termite problems.

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