WELCOME!!
Monthly Building Coordinator Meeting
Via ZOOM

January 18, 2023

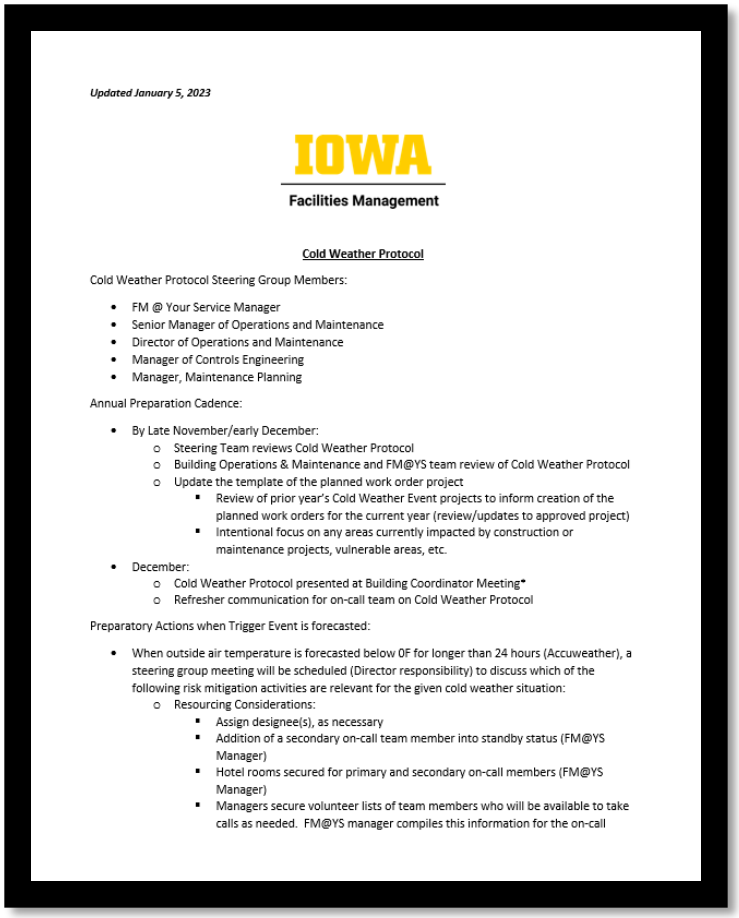
Agenda

- **Cold Weather Protocol Review** – Julie Sychra, FM Director-Building Operations & Maintenance

- **Engie Overview—**John Weyer, Distribution Plant Manager

- Other Items

FM Cold Weather Protocol



Updated January 5, 2023

IOWA

Facilities Management

Cold Weather Protocol

Cold Weather Protocol Steering Group Members:

- FM @ Your Service Manager
- Senior Manager of Operations and Maintenance
- Director of Operations and Maintenance
- Manager of Controls Engineering
- Manager, Maintenance Planning

Annual Preparation Cadence:

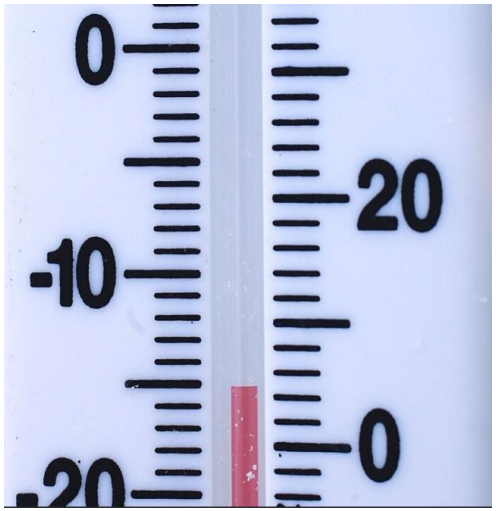
- By Late November/early December:
  - Steering Team reviews Cold Weather Protocol
  - Building Operations & Maintenance and FM@YS team review of Cold Weather Protocol
  - Update the template of the planned work order project
    - Review of prior year's Cold Weather Event projects to inform creation of the planned work orders for the current year (review/updates to approved project)
    - Intentional focus on any areas currently impacted by construction or maintenance projects, vulnerable areas, etc.
- December:
  - Cold Weather Protocol presented at Building Coordinator Meeting*
  - Refresher communication for on-call team on Cold Weather Protocol

Preparatory Actions when Trigger Event is forecasted:

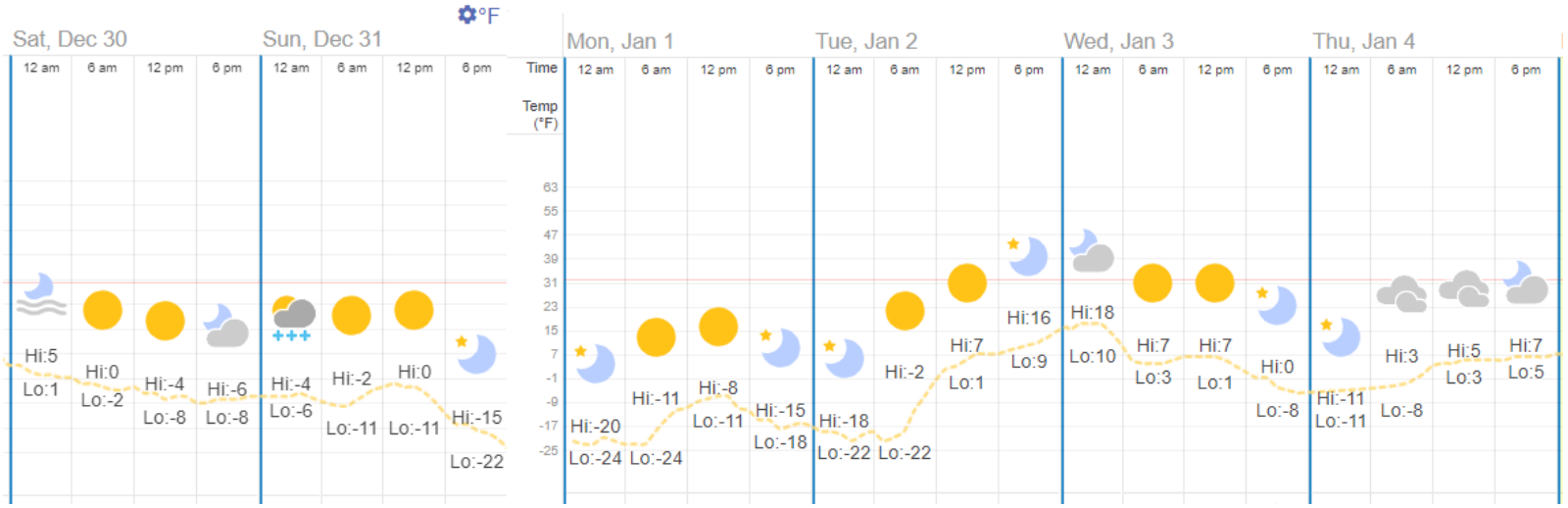
- When outside air temperature is forecasted below 0F for longer than 24 hours (Accuweather), a steering group meeting will be scheduled (Director responsibility) to discuss which of the following risk mitigation activities are relevant for the given cold weather situation:
  - Resourcing Considerations:
    - Assign designee(s), as necessary
    - Addition of a secondary on-call team member into standby status (FM@YS Manager)
    - Hotel rooms secured for primary and secondary on-call members (FM@YS Manager)
    - Managers secure volunteer lists of team members who will be available to take calls as needed. FM@YS manager compiles this information for the on-call

The Issue:

- Buildings are vulnerable to damage during extended periods of sub-zero temperatures
- Opportunity to pivot our approach from being person-driven to process-driven



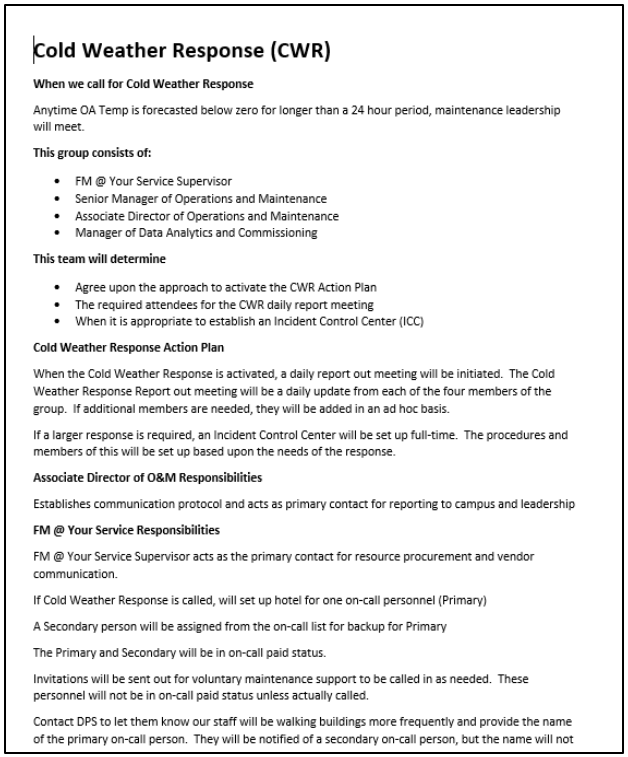
2018



- Buildings Impacted: MRF, MERF, FH, BB, CB, BCSB, DSB
- $1M+ Risk Management Claim

Initial Process:

- Initial version of the Cold Weather Protocol was developed after 2018
  - Identified a response trigger of sub-zero temperatures for more than 24 hours
  - "Menu" of risk mitigation actions identified:
    - Additional standby resources
    - Building schedule removal
    - Building walks
    - Etc.
  - Communication and roles/responsibility identified



Cold Weather Response (CWR)

When we call for Cold Weather Response

Anytime OA Temp is forecasted below zero for longer than a 24 hour period, maintenance leadership will meet.

This group consists of:

- FM @ Your Service Supervisor
- Senior Manager of Operations and Maintenance
- Associate Director of Operations and Maintenance
- Manager of Data Analytics and Commissioning

This team will determine

- Agree upon the approach to activate the CWR Action Plan
- The required attendees for the CWR daily report meeting
- When it is appropriate to establish an Incident Control Center (ICC)

Cold Weather Response Action Plan

When the Cold Weather Response is activated, a daily report out meeting will be initiated. The Cold Weather Response Report out meeting will be a daily update from each of the four members of the group. If additional members are needed, they will be added in an ad hoc basis.

If a larger response is required, an Incident Control Center will be set up full-time. The procedures and members of this will be set up based upon the needs of the response.

Associate Director of O&M Responsibilities

Establishes communication protocol and acts as primary contact for reporting to campus and leadership

FM @ Your Service Responsibilities

FM @ Your Service Supervisor acts as the primary contact for resource procurement and vendor communication.

If Cold Weather Response is called, will set up hotel for one on-call personnel (Primary)

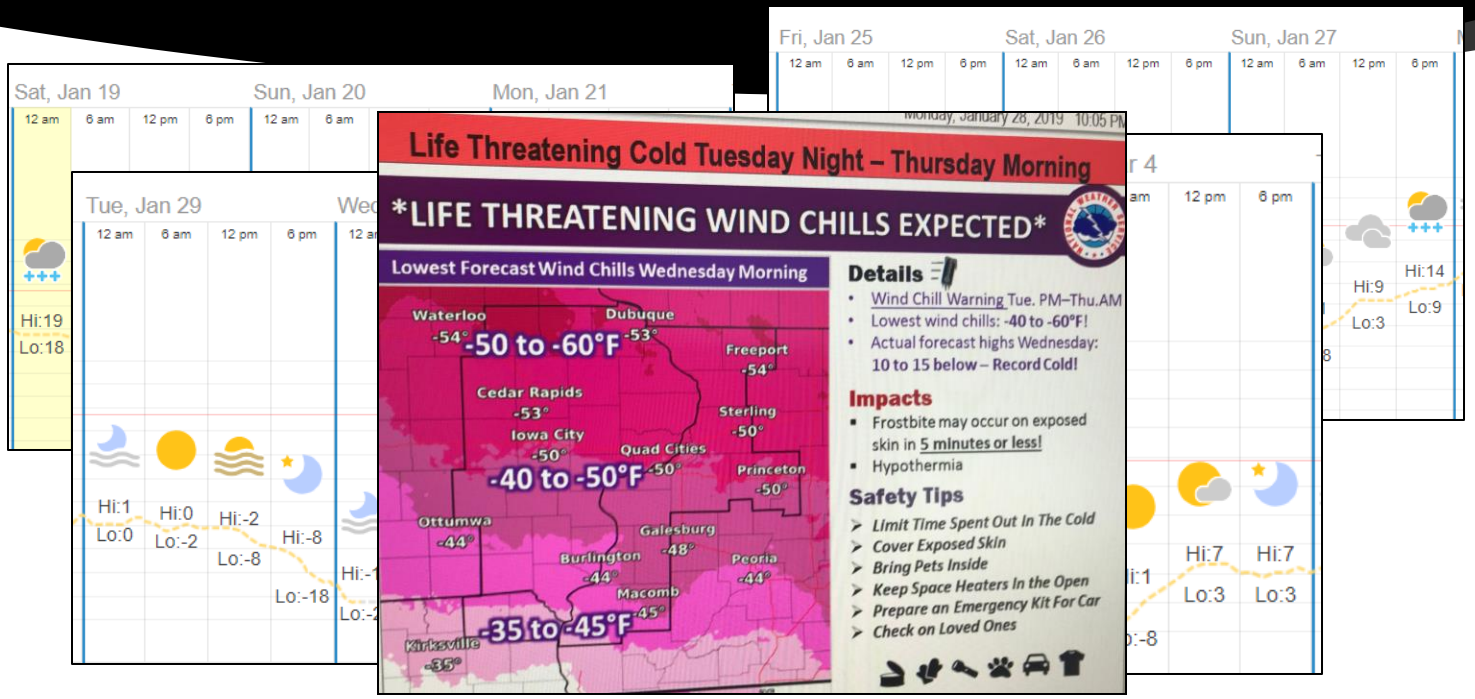
A Secondary person will be assigned from the on-call list for backup for Primary

The Primary and Secondary will be in on-call paid status.

Invitations will be sent out for voluntary maintenance support to be called in as needed. These personnel will not be in on-call paid status unless actually called.

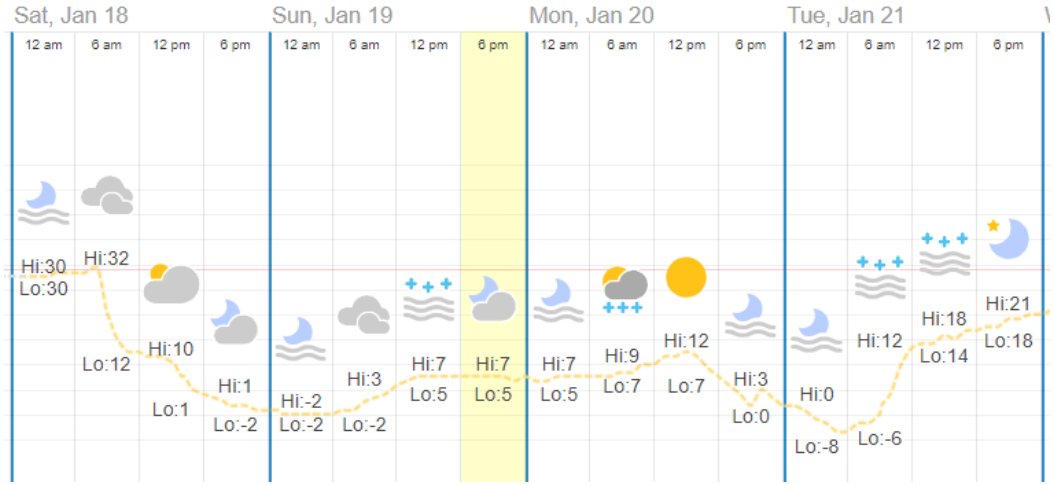
Contact DPS to let them know our staff will be walking buildings more frequently and provide the name of the primary on-call person. They will be notified of a secondary on-call person, but the name will not

2019



- Cold Weather Protocol leveraged 4 times throughout the winter, with a Thaw Protocol put into place coming out of the Polar Vortex
- Building walks caught 20 open windows in 2 buildings alone
- Buildings Impacted: ML

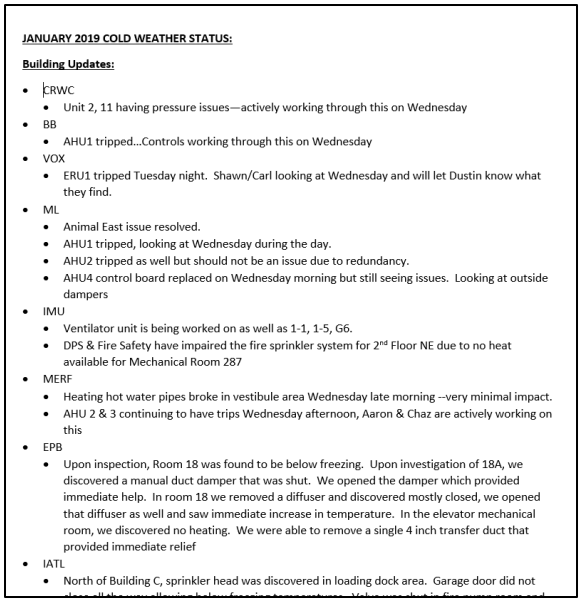
2020



- No significant Building Impact

Continuous Process Improvement:

- We had a process that was working, but information tracking and sharing was very cumbersome:

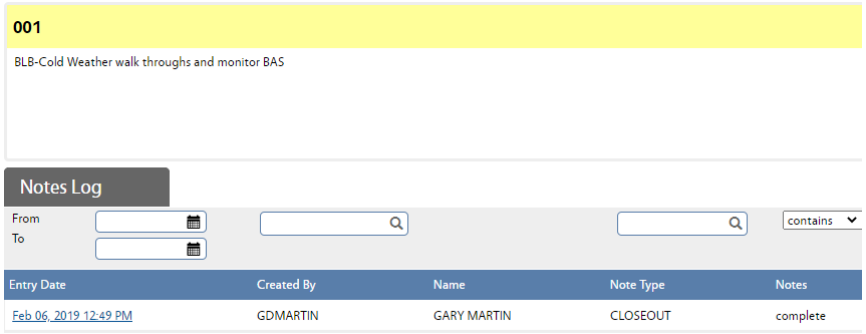


JANUARY 2019 COLD WEATHER STATUS:

Building Updates:

- CRWC
  - Unit 2, 11 having pressure issues—actively working through this on Wednesday
- BB
  - AHU1 tripped…Controls working through this on Wednesday
- VOX
  - ERU1 tripped Tuesday night. Shawn/Carl looking at Wednesday and will let Dustin know what they find.
- ML
  - Animal East issue resolved.
  - AHU1 tripped, looking at Wednesday during the day.
  - AHU2 tripped as well but should not be an issue due to redundancy.
  - AHU4 control board replaced on Wednesday morning but still seeing issues. Looking at outside dampers
- IMU
  - Ventilator unit is being worked on as well as 1-1, 1-5, G6.
  - DPS & Fire Safety have impaired the fire sprinkler system for 2nd Floor NE due to no heat available for Mechanical Room 287
- MERF
  - Heating hot water pipes broke in vestibule area Wednesday late morning --very minimal impact.
  - AHU 2 & 3 continuing to have trips Wednesday afternoon, Aaron & Chaz are actively working on this
- EPB
  - Upon inspection, Room 18 was found to be below freezing. Upon investigation of 18A, we discovered a manual duct damper that was shut. We opened the damper which provided immediate help. In room 18 we removed a diffuser and discovered mostly closed, we opened that diffuser as well and saw immediate increase in temperature. In the elevator mechanical room, we discovered no heating. We were able to remove a single 4 inch transfer duct that provided immediate relief
- IATL
  - North of Building C, sprinkler head was discovered in loading dock area. Garage door did not

Risk points were identified in a word document



001

BLB-Cold Weather walk throughs and monitor BAS

Notes Log

From
To
contains

Entry Date	Created By	Name	Note Type	Notes
Feb 06, 2019 12:49 PM	GDMARTIN	GARY MARTIN	CLOSEOUT	complete

Notes were typically non-descriptive and each w/o had to be opened to review them

The Goal:

- Develop a “One-Stop Shop” leveraging our Computerized Maintenance Management Software for the process

Collaborative Approach focused on Sustainability:

- "Cold Weather Project" set-up in AiM with Planned Work Orders
  - Pre-populated with a work order for each known area of vulnerability
  - Pre-populated with a building walk work order for each building
  - When trigger is met (forecast <0F for >24hrs), planned work orders are promoted and can follow the standard AiM FM Workflow
- Mother Nature helped us with a practice round in January 2021!

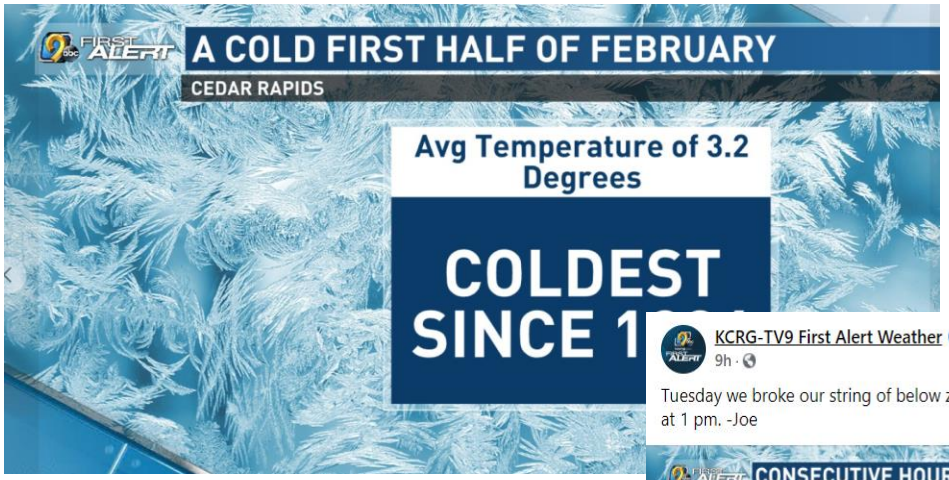
Project ⇓	Description
1316	Cold Weather Event 1 (1/19/20) FY21

- And then came February 2021:

1322	Cold Weather Event 2 (2/5-2/19) FY21

2021

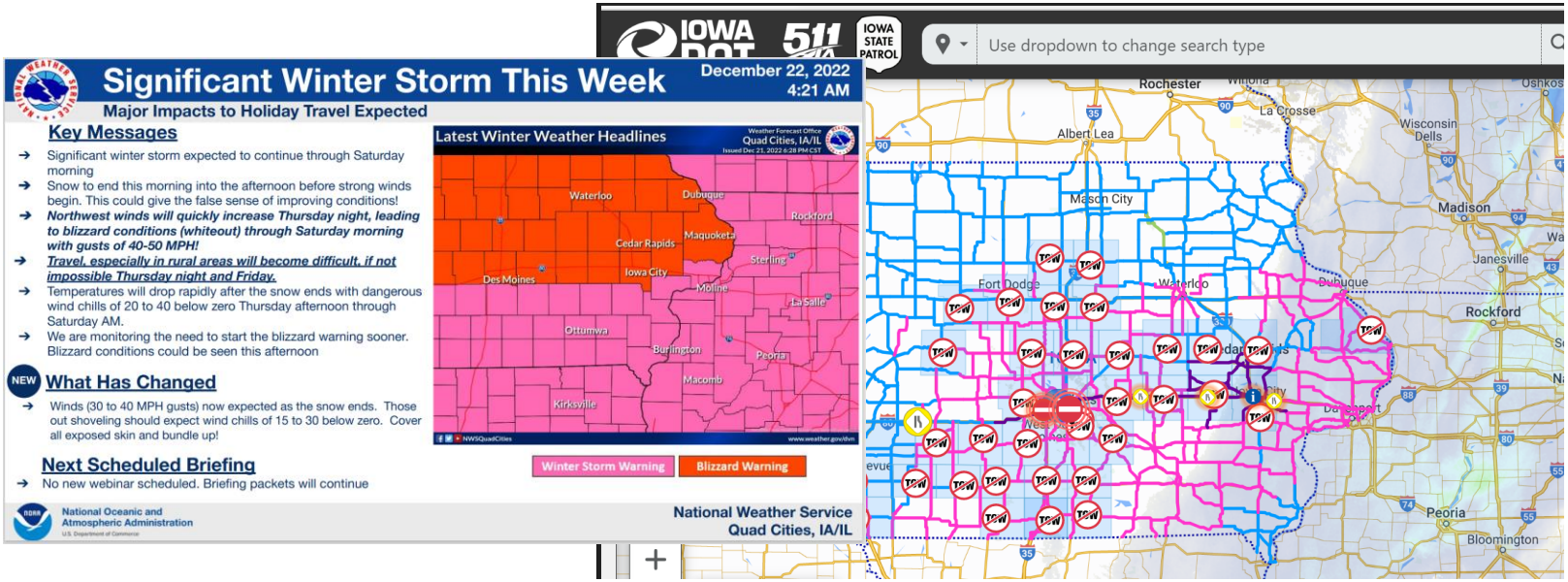
- 12 Days with highs 10F or lower (Feb 5-16)



- 1 building impacted (FH)

2022

- Cold Weather combined with blizzard conditions and a holiday
  - 45 Consecutive hours below 0F (Dec 22-24)



The Results, 2022:

- Cold Weather Project 1326 with over 120 work orders. Fantastic tool to proactively find issues, Notes examples:

Air filters were very plugged with snow. I shoveled out the intake, removed and cleaned filters with compressed air. pressures were back to normal. No abnormalities observed in the building or on the BAS.	GENERAL

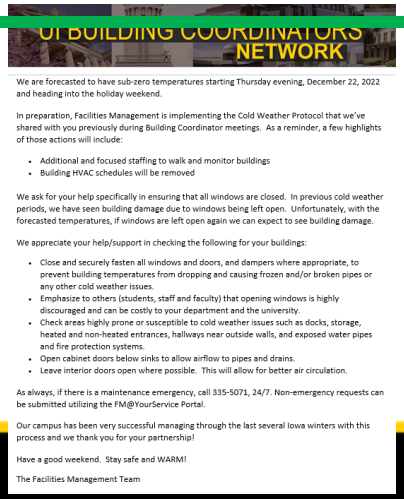
Walked around building stairwells with thermo gun, checking temp on the HHW and the area. Found ENT 7 door seals are worn and no longer seal the outside air from coming in. This is a stairwell entrance. Wrote up a job to have Key and Access remove old and add a new bottom and sides seal to the door. This will keep that area much warmer.	GENERAL

Checked today was 52f and I pulled one outside door closed that was ajar	GENERAL

Have boiler temps set and space heater set high in door spaces.	GENERAL

The Results, 2022:

- Summary of Work:
  - 2 on-call technicians with 24/7 support a block from campus
  - Building schedules removed
  - Heightened monitoring of building alarms and support personnel response
  - Multiple Outages were proactively delayed
  - Several messages sent to Building Coordinators to share with occupants
    - Issues with windows found—and addressed prior to sub zero temperatures, **Thank you!!**
  - Only 1 issue requiring ServPro at EMRB (<$30,000)


UI BUILDING COORDINATORS NETWORK

We are forecasted to have sub-zero temperatures starting Thursday evening, December 22, 2022 and heading into the holiday weekend.

In preparation, Facilities Management is implementing the Cold Weather Protocol that we've shared with you previously during Building Coordinator meetings. As a reminder, a few highlights of those actions will include:

- Additional and focused staffing to walk and monitor buildings
- Building HVAC schedules will be removed

We ask for your help specifically in ensuring that all windows are closed. In previous cold weather periods, we have seen building damage due to windows being left open. Unfortunately, with the forecasted temperatures, if windows are left open again we can expect to see building damage.

We appreciate your help/support in checking the following for your buildings:

- Close and securely fasten all windows and doors, and dampers where appropriate, to prevent building temperatures from dropping and causing frozen and/or broken pipes or any other cold weather issues.
- Emphasize to others (students, staff and faculty) that opening windows is highly discouraged and can be costly to your department and the university.
- Check areas highly prone or susceptible to cold weather issues such as docks, storage, heated and non-heated entrances, hallways near outside walls, and exposed water pipes and fire protection systems.
- Open cabinet doors below sinks to allow airflow to pipes and drains.
- Leave interior doors open where possible. This will allow for better air circulation.

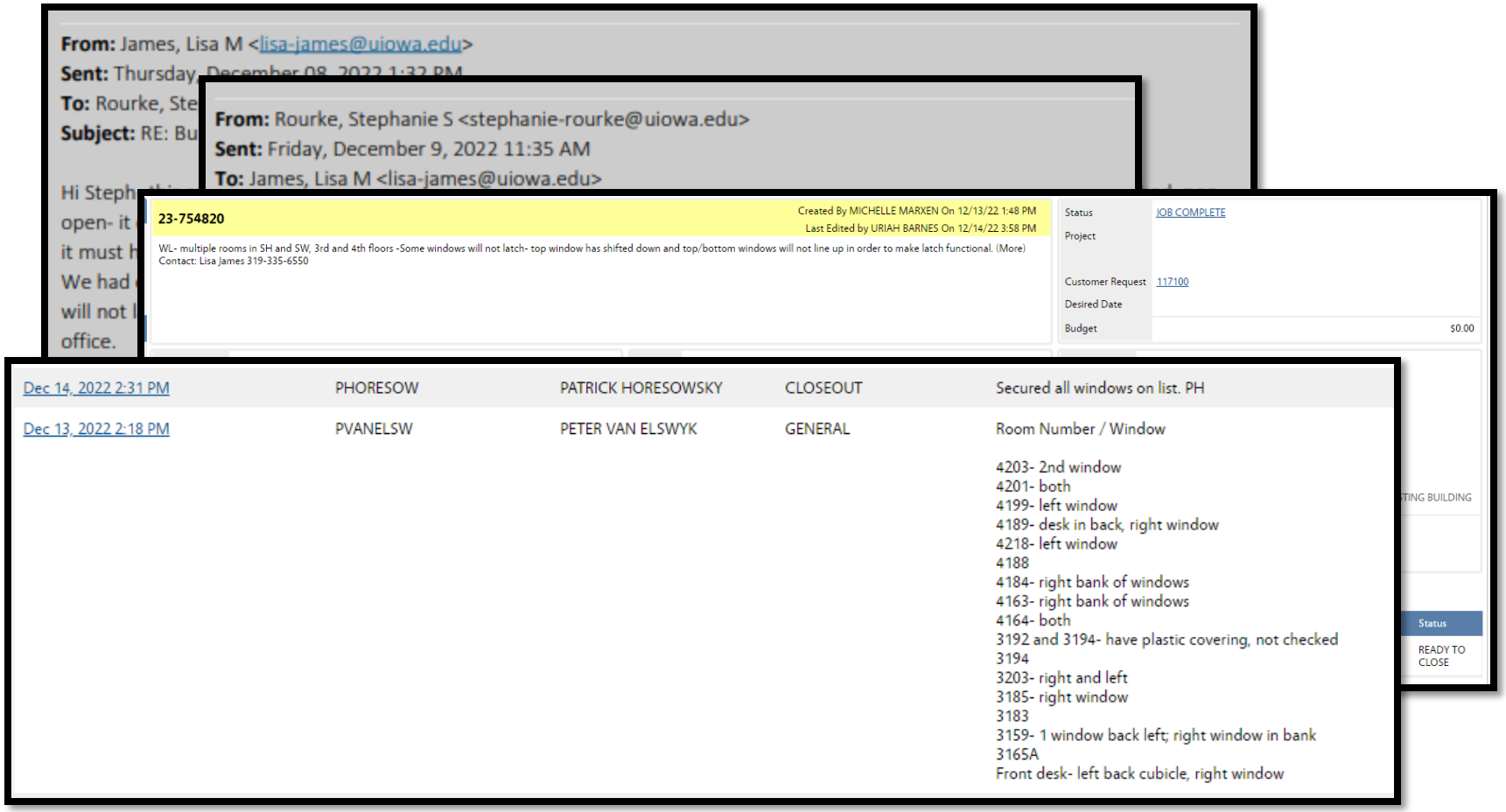
As always, if there is a maintenance emergency, call 335-5071, 24/7. Non-emergency requests can be submitted utilizing the FM@YourService Portal.

Our campus has been very successful managing through the last several Iowa winters with this process and we thank you for your partnership!

Have a good weekend. Stay safe and WARM!

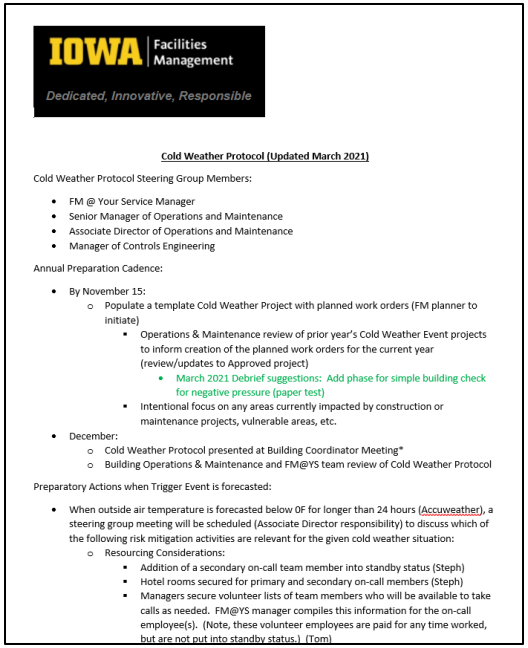
The Facilities Management Team

Great Example!!



Where are we now / Where are we going- Continuous Improvement will continue!

- Cold Weather Protocol Updated based on feedback from our Debrief conversations
- Continuous Improvement and additional risk mitigation activities
- Reviewing work orders to create Planned Project for next trigger event



IOWA Facilities Management

Dedicated, Innovative, Responsible

Cold Weather Protocol (Updated March 2021)

Cold Weather Protocol Steering Group Members:

- FM @ Your Service Manager
- Senior Manager of Operations and Maintenance
- Associate Director of Operations and Maintenance
- Manager of Controls Engineering

Annual Preparation Cadence:

- By November 15:
  - Populate a template Cold Weather Project with planned work orders (FM planner to initiate)
    - Operations & Maintenance review of prior year's Cold Weather Event projects to inform creation of the planned work orders for the current year (review/updates to Approved project)
      - March 2021 Debrief suggestions: Add phase for simple building check for negative pressure (paper test)
    - Intentional focus on any areas currently impacted by construction or maintenance projects, vulnerable areas, etc.
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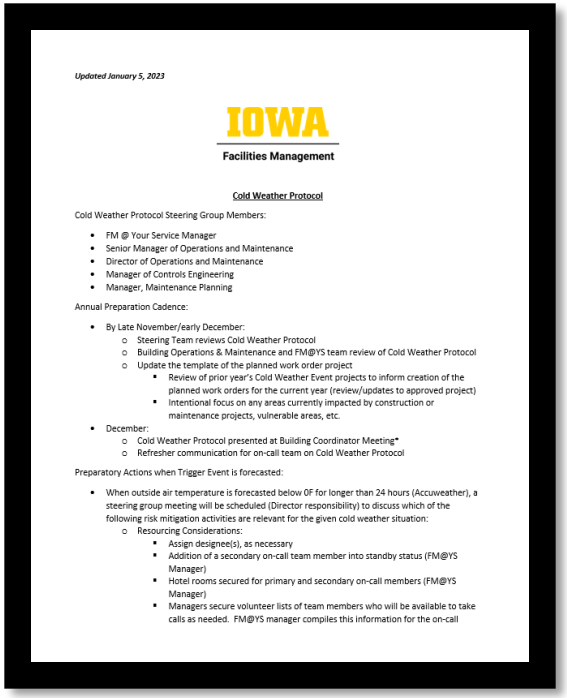
  - Resourcing Considerations:
    - Addition of a secondary on-call team member into standby status (Steph)
    - Hotel rooms secured for primary and secondary on-call members (Steph)
    - Managers secure volunteer lists of team members who will be available to take calls as needed. FM@YS manager compiles this information for the on-call employee(s). (Note, these volunteer employees are paid for any time worked, but are not put into standby status.) (Tom)



Updated January 5, 2023

IOWA Facilities Management

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Questions?

ENGIE North America at UI

Building Coordinator's Meeting, January 18, 2023

John Weyer, BSEE, MBA
Distribution Plant Manager
ENGIE North America at The University of Iowa
john.weyer@engie.com
M: 319 560 4133

Who is ENGIE at UI?

- Former UI Utilities department of UI Facilities Management,
  - Operating UI's utility production and distribution systems on the main campus and Oakdale:
    - Steam
    - Chilled Water
    - Electricity
    - Water
    - High Quality Water

UNIVERSITY OF IOWA
ENERGY COLLABORATIVE

- ENGIE North America is the Utilities Operator for the University of Iowa Energy Collaborative (UIEC). UIEC is the Concessionaire selected by UI for the P3 (UI Utilities "Public-Private-Partnership") in December 2019. Operations transitioned March 2020.

Concession Agreement

$1.165B up-front payment

Coal-free by 2025

Deliver reliable electricity, water, heating, and cooling services to the UI campus community.
- Enforced thru Key Performance Indicators (KPIs)

Invest in the University's core missions of teaching, research, and scholarship

Prepare students to live and work in the 21st century through direct engagement and education in sustainable energy technologies and processes

Facilitate knowledge exchange among the campus community and the State of Iowa, Nation and World

ENGIE NA

- ENGIE North America
  - 1,500 employees
  - Headquartered Houston TX
  - Providing energy services to:
    - K-12 and Community College Education
    - Higher Education
    - State and Local Government
    - Federal Government
    - Hospitals and Medical Research
  - Renewable grid wind, solar and storage projects
  - Electric and gas energy supply retailer

ENGIE NA

→ ENGIE North America

- **Energy Solutions** fleet operates district energy or combined heat & power (CHP) systems at:
  - **The University of Iowa**
  - The Ohio State University, Columbus
  - Harvard Medical School and five affiliated hospitals and research institutions, Boston
  - University of Maryland, College Park
  - Nassau District Energy, Nassau County, Long Island, NY
  - Coors, Golden CO
  - United Launch Alliance, Decatur AL
  - Georgetown University, Washington DC

ENGIE Globally

- ENGIE Global
  - 101,500 employees
  - Headquartered Paris, France. Key player in European energy.
  - Operates in dozens of countries worldwide, on 5 of 7 continents.
  - Solar, wind, natural gas and electricity networks, district energy, thermal production.
  - Committed to accelerate the transition towards a carbon-neutral world.
    - Target of Net Zero Carbon by 2045, for us and for our clients

ENGIE at UI

- Demographics:
  - Approximately 120 employees total. About 100 in Operations. Balance in administration, purchasing & accounting, IT, data management, environmental, safety, capital projects.
  - In March 2020, ~80% of UI Utilities employees transitioned to ENGIE. We continue to have a strong core of employees from UI.
  - ~10 full-time positions currently open.
  - ~16 part-time students currently employed.

  - Staff at Main Power Plant, Oakdale Power Plant, Water Plant, West Campus Chilled Water Plant, Madison Street Services Building and University Services Building.

ENGIE Operations Roles and Emergency Contact Numbers (January 16, 2023)

Working Hours Contact | After Hours/Backup Contact

Director Energy Delivery
Garry Patricio
319-981-6098

Power Plants Manager
John Bergerud
319-594-1713

Distribution Plant Manager
John Weyer
319-560-4133

Maintenance Manager
Landon Geronzin
224-381-0104

Planner
Ken Lefler
319-321-3759

Operations Manager
Jeremiah Greiner
319-929-1188

Planner
Ken Lefler
319-321-3759

Oakdale Ops Manager
Brad Swearingen
319-530-7489

Planner
Ken Lefler
319-321-3759

Chilled Water Plant Manager (Vacant)

Planner
Justin Lorenzen
319-431-9401

Water Treatment Manager (Water Plant and High Quality Water Services)
Jim Zaruba
319-310-9819

Planner
Ray Forman
319-325-6031

Electric Distribution Manager
Chris Roberts
319-631-1924

Planner
Troy Sievert
563-554-0021

Mechanical Distribution Manager
Gary Hayslett
319-541-0503

Planner
Troy Sievert
563-554-0021

Industrial Control Systems Manager (Meters & Controls)
Ray Osbon
319-573-6351

Planner
Troy Sievert
563-554-0021

24/7 Contact Main Power Plant Control Room
Primary:319-335-5137
Secondary:319-335-5135

Chilled Water 24/7 Control Room
319-335-8580

High Quality Water Services On-Call
#1: 319-359-0537
#2: 319-359-0900

Water Plant 24/7 Water Lab
319-335-5165

Electrical Distribution On-Call
#1: 319-331-0512
#2: 319-331-0511

Mechanical Distribution On-Call
#1: 319-631-3710
#2: 319-631-3607

Meters & Controls On-Call
#1: 319-631-6384

Utilities Locator
Lee Pitlik
319-560-7157

Financial Analyst
Tyler Cherry
319-320-4637

Safety Coordinator
Chad Stonebraker
608-778-9385

IT-Business Network
Michael Lindholm
319-471-2115

HelpDesk at:
EngieNA-HelpDesk@engie.com
866-316-2339

Environmental Compliance
Mark Maxwell
319-631-1950
Melissa Gilmartin
641-485-6116

Manager, Energy Data Center
George Paterson
319-330-4578

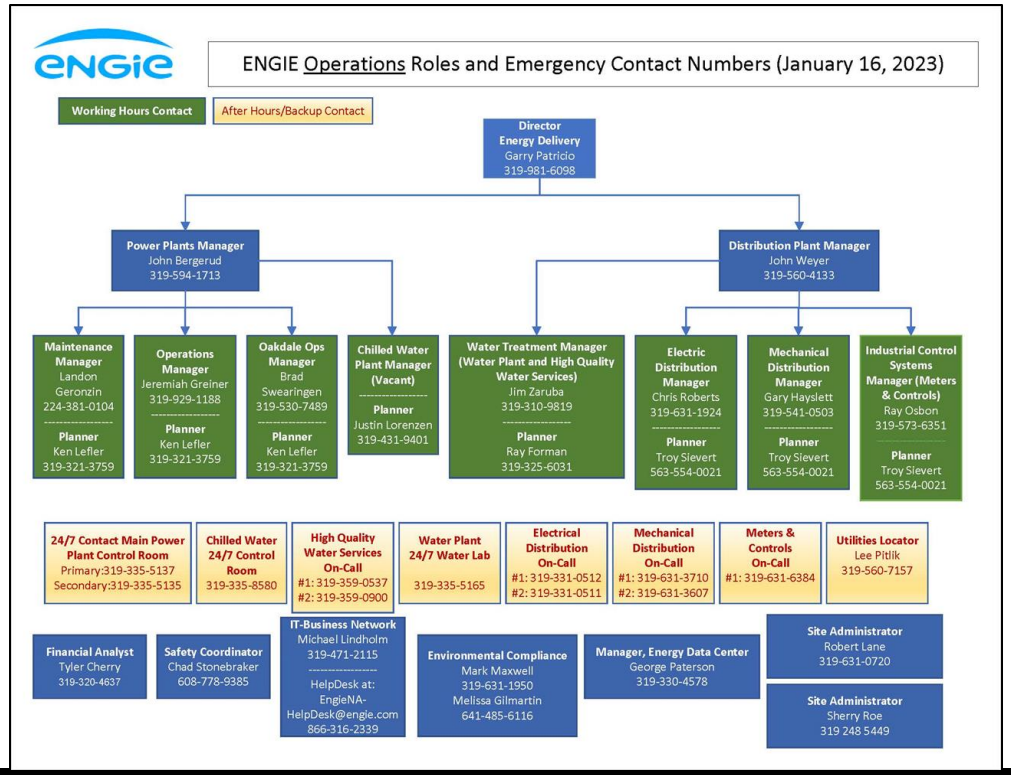
Site Administrator
Robert Lane
319-631-0720

Site Administrator
Sherry Roe
319 248 5449

Who to call?

- Operations during business hours (0700-1530)
  - ENGIE managers & planners
  - Or FM@YourService
- Operations after-hours
  - On-call staff
- Business-related

- No answer or not satisfied?
  - Senior leadership, 24/7

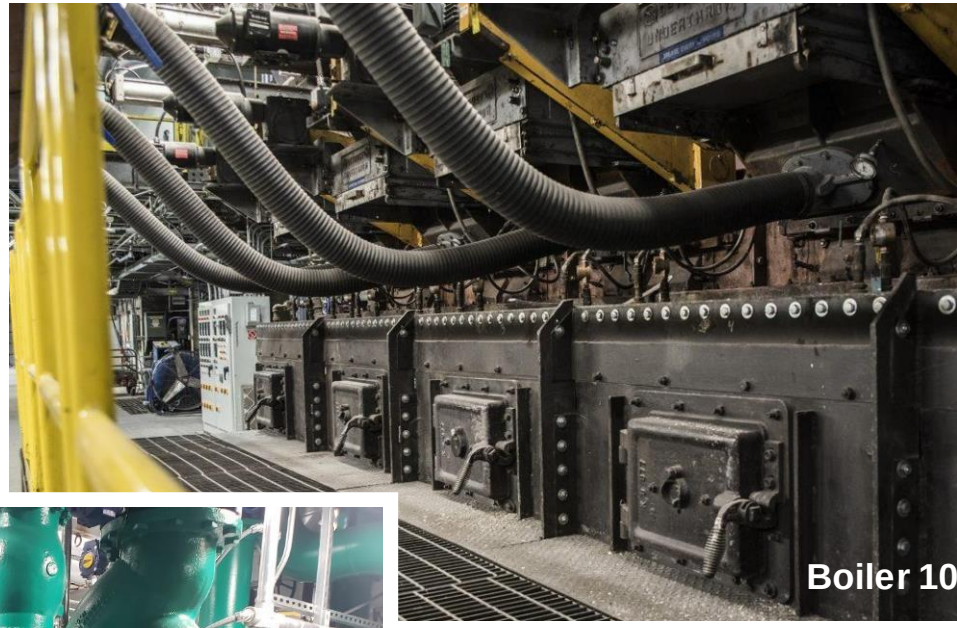


Campus Portfolio

- Main Power Plant
  - 7 boilers
  - 2 satellite boilers
  - 795 kpph capacity

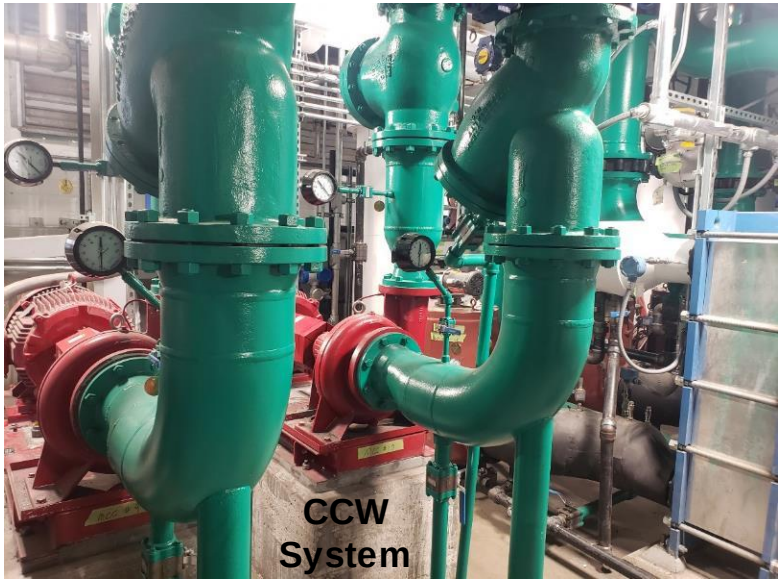
  - 3 steam turbine generators
  - 4 natural gas engines
  - 39.2 MW capacity

Natural Gas Engine Generators



Boiler 10

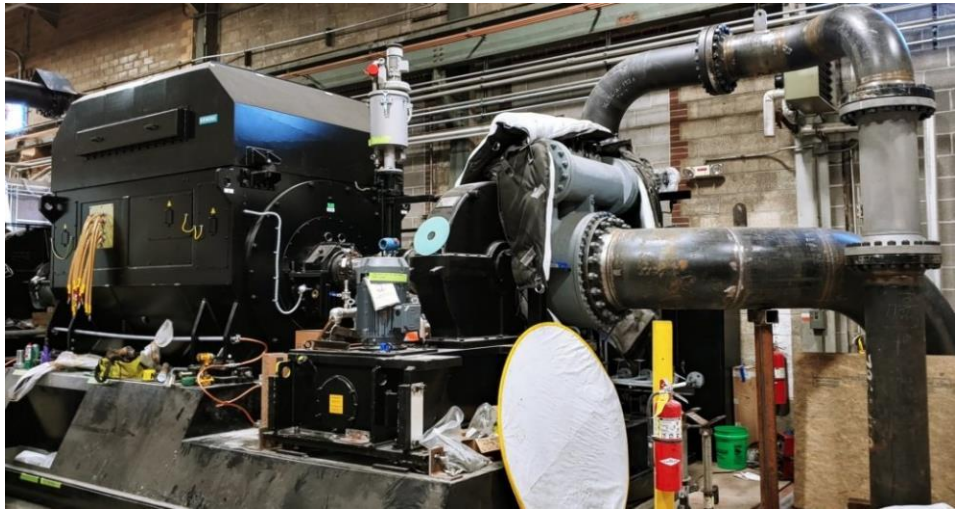
TG6



CCW System

RO Train

IOWA



NEW TURBINE GENERATORS 7 and 8

IOWA

Campus Portfolio

- Water Plant
  - Source of Potable Water for the Campus.
    - Research facility for advanced studies in Environmental Engineering
  - Production Capacity
    - Average Daily Production: 2.4 MG
    - Max Day Production: 5.3 MG


Intake
Structure


RO Trains


High
Service
Pump


Flocculation Mixing Basins

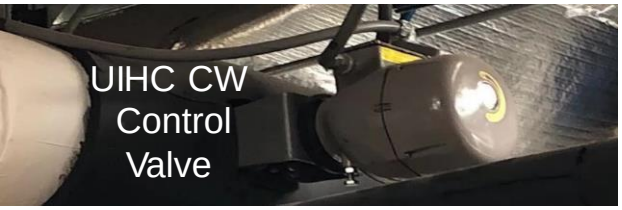

Sedimentation Basin


Water
Tower
South Hospital Drive

Campus Portfolio

- Chilled Water Plants
  - Chiller Plant 1 & Chiller Plant 2
  - North West Chiller Plant
  - North Campus Chiller Plant
  - 14 chillers total
    - 61% electric
    - 39% steam
    - 43,300 tons cooling capacity


1B Plant Cooling Towers


UIHC CW
Control
Valve


NW Plant Cooling Towers


CH-7
(4,000 Ton Steam


Heat Exchanger
(UIHC for MRI
cooling)


CW Distribution Pump


CH-3A & CH-3B (2,400 Ton Electric
Units)

IOWA

Campus Portfolio

- Electrical Distribution
  - Peak load of 63 MW
  - Over 45 miles of 13.8kV underground cable, via concrete-encased duct banks and approximately 300 vaults
  - Over 250 building substation transformers & associated switchgear
  - Connected to MidAmerican Energy grid at two substations shared with MidAmerican Energy, one at 161kV, one at 69kV. System contains an Across Campus Tie (ACT) to connect the two substations in the event of an emergency.
  - Maintains ~2,700 outdoor lights-- streetlights, parking lot, and walkway lights.

Campus Portfolio

Mechanical Distribution

- Tunnels, vaults, and direct-buried piping for steam and condensate, chilled water and domestic water piping and hydrants, compressed air, as well as storm and sanitary sewer collection systems.
- ~14,500 ft of steam distribution tunnels (roughly 2.75 miles). Most all new piping now direct buried.
- 89 steam distribution vaults.
- 4 hot water distribution vaults.

- Piping:
  - Steam, 78,000 feet of 1” to 30” pipe, 20 and 150 psig distribution systems
  - Chilled Water, 48,000 feet of up to 36” pipe
  - Domestic Water, 186,000 feet of up to 20” pipe.
  - Storm and Sanitary, 300,000 feet of up to 36” pipe.
  - Hot Water, 1,628 feet of pipe.
  - Compressed Air, 23,533 feet of pipe.

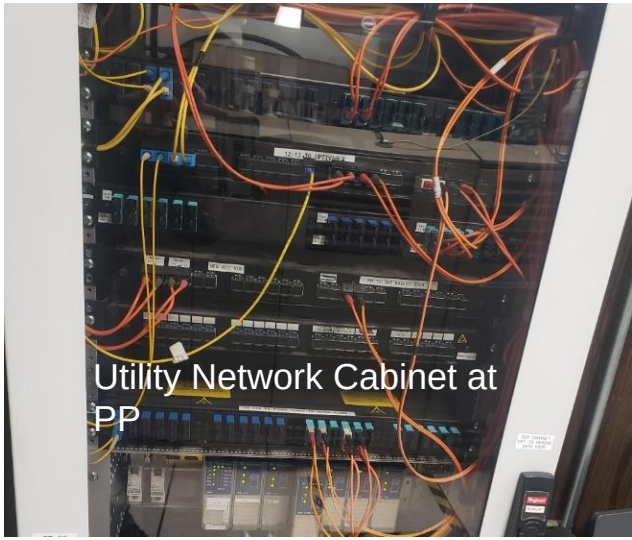
- Underground Locator as part of Iowa One Call system. 1,000 locate tickets annually

Campus Portfolio

- Meters & Controls
  - Maintains Utility Controls Network
    - Platform upon which Power Plant, Chilled Water, Water Plant, substation and Oakdale control systems reside.
    - Transmits meter data for revenue billing and utilities operations data for historical collection and analysis.
  - Maintains 65 miles of fiber optic cable (separate from ENGIE and UI IT systems) with numerous servers, workstations, network switches, routers. Compliant with industry cybersecurity standards.
  - ~425 electric meters, ~100 chilled water interfaces with 118 chilled water meters, 163 steam meters, 76 CW metering PLCs, and bringing ~100 water meters onto the network.


Steam Meter


Utility Network Switch
UTILITY
NETWORK SWITCH


Utility Network Cabinet at PP


480 VOLTS
INLINE FUSES IN TRANSFORMER
kV2c+
CALIBRATED
68 513 985
Electric Meter


CW PLC Cabinet

IOWA

Campus Portfolio

- Oakdale Power Plant
  - 4 gas boilers, 57 kpph capacity
  - 2 gas generators, 2.85 MW capacity
  - 5 chillers, 2,240 tons capacity

CH-01 (600 Ton Electric Unit)

Natural Gas
Engine Generator

Water
Softeners

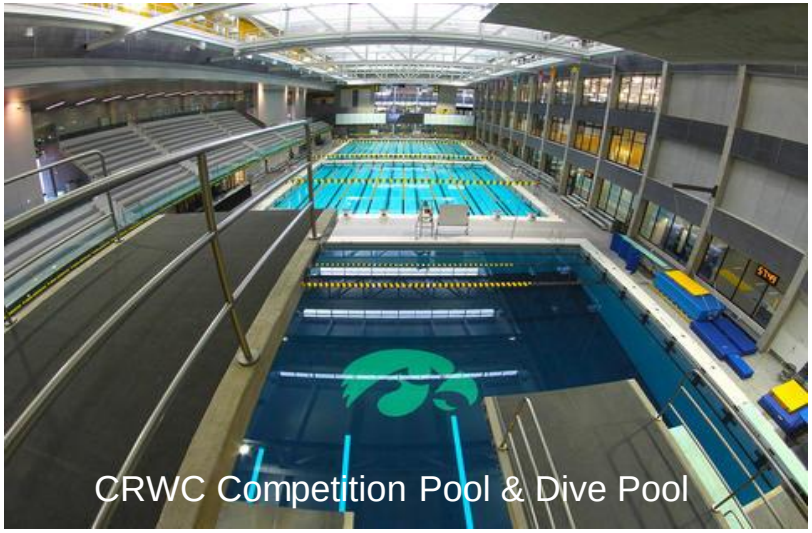
Oakdale
Boilers (1-4)

IOWA

Campus Portfolio

- High Quality Water Services
  - Chemical treatment to 90 closed loops for building air conditioning systems.
  - Campus pools and therapy spas at CRWC, FH, Sports Medicine, UIHC; hydraulics modeling wave basins main and Oakdale campuses.
  - High Quality Water Systems in ~45 buildings consisting of RO, DI and softening systems for heating & cooling systems, humidification, labs, and processing of medical equipment.
  - Disinfection and sampling of new/remodeled/repaired piping systems, chlorination/dechlorination, main break sampling.
  - Oakdale Campus Water System
  - State and federal permit-required bacteria and lead/copper sampling.
  - ~300 water meters for monthly billing.
  - Sampling and analysis for regulated storm water outfall discharges and environmental regulatory reporting.

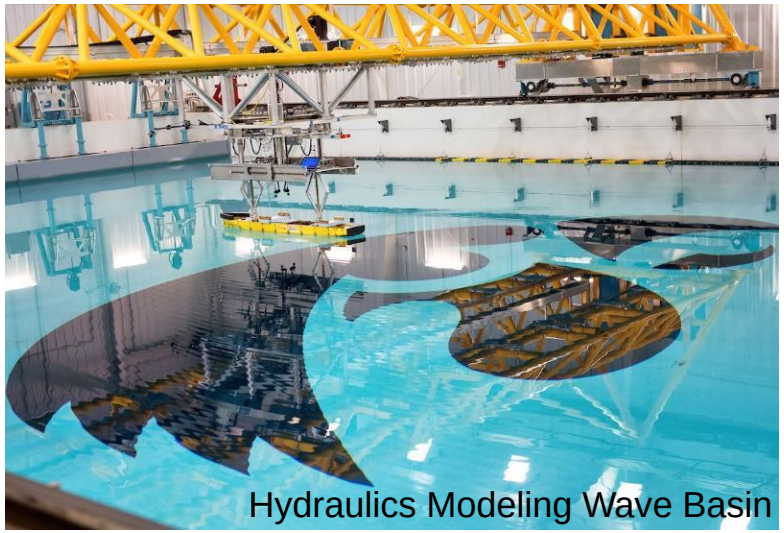
CRWC Pool Equipment



CRWC Competition Pool & Dive Pool

CRWC Pool Equipment

PBDB RO Train



Hydraulics Modeling Wave Basin

Voxman RO Train

IOWA

Capital Projects

Completed

- North Campus Chiller Plant
- Water Plant Filter Rehabilitation
- Power Plant Roof replacement
- Westlawn Condensate Return
- North Clinton Steam Line

Construction

- Steam PRV
- Power Plant Gas Detection
- TG-6
- PLC Upgrades
- Chiller Overhaul
- Oakdale Chiller Plant

Contracting

- Wrestling Facility Utilities
- CHA Steam and Condensate
- CHA Forced Sewer Main

Final Design Review

- Water Plant Intake Structure Replacement
- Storm Water phase 1
- North Campus Chiller Plant Safety
- EPGF
- Water Plant – Ferric Sulfate and Fluoride Replacement

Contracting

- Wrestling Facility Utilities
- CHA Steam and Condensate
- CHA Forced Sewer Main

Final Design Review

- Water Plant Intake Structure Replacement
- Storm Water phase 1
- North Campus Chiller Plant Safety
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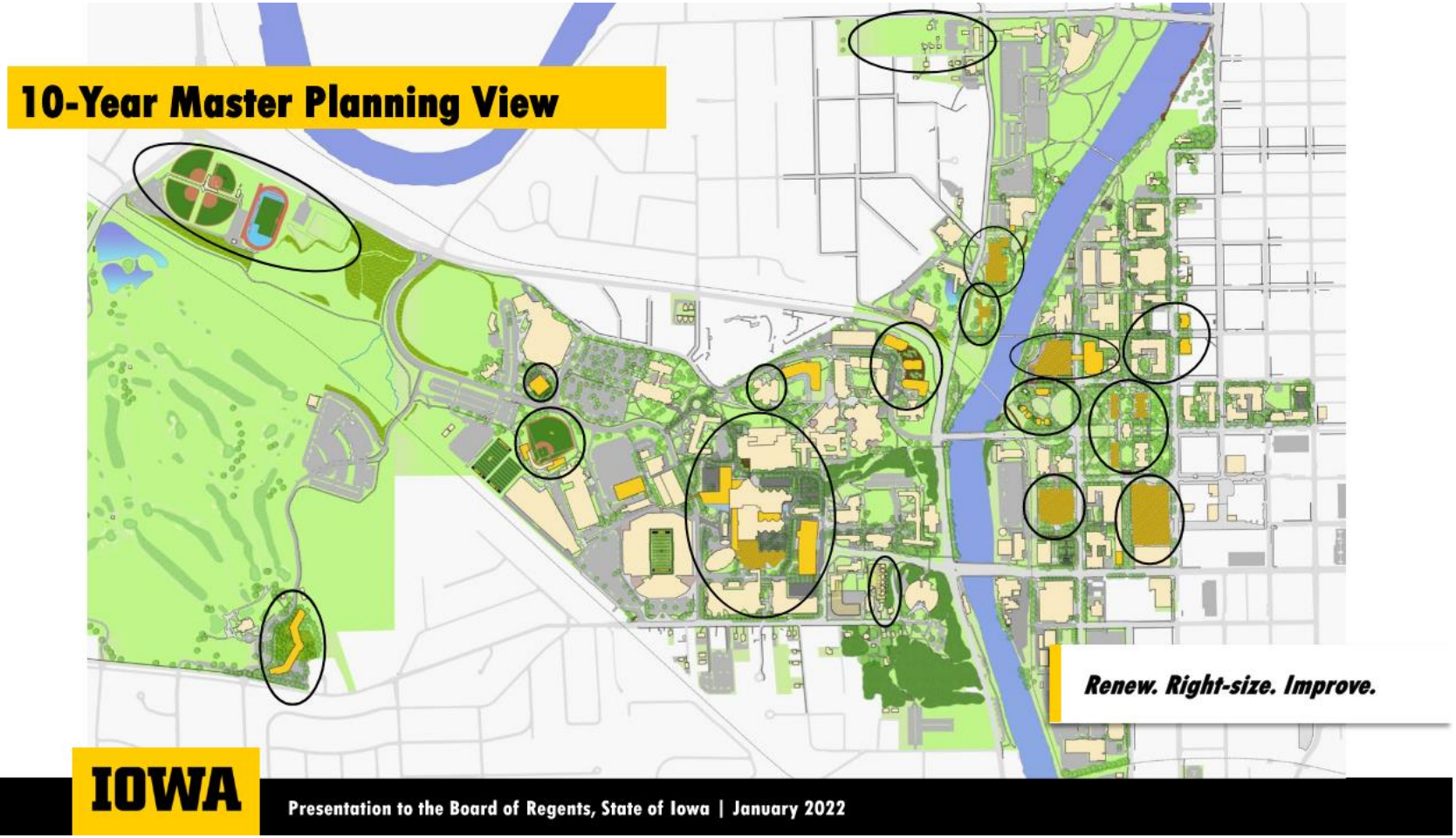
- Water Plant – Ferric Sulfate and Fluoride Replacement

Capital Projects, Campus Master Plan Support



Next Meeting:

Next meeting via zoom:

February 15, 2023

Proposed Agenda:

- Risk Management

IOWA

Thank you!