

Welcome Building Coordinators!

Monthly Building Coordinator Meeting Via ZOOM

July 20, 2022



Agenda-Welcome!

- **FM Maintenance Shop 201 updates**—Tom Moore, FM Senior Building Operations and Maintenance Manager--5 minutes
- **FM Custodial Services updates**—Andy Bruckner, FM Director Custodial Services--20 minutes
- **FM Safety reminders**—Brent Anderson, Occupational Safety Manager—20 minutes
- **Questions**--5 minutes

Facilities Management

FM Custodial Services update July, 2022

Building Coordinators Meeting

July 20, 2022

FM Custodial Services

Who are we?

- Over 250 professional employees serving the University of Iowa
- Maintaining & cleaning approx. 6.4 million cleanable square feet
- Recognized for our excellence in facility cleanliness, passion for customer service, and strives to be **the place where people want to work.**



FM Custodial Services

Who are we?



IOWA

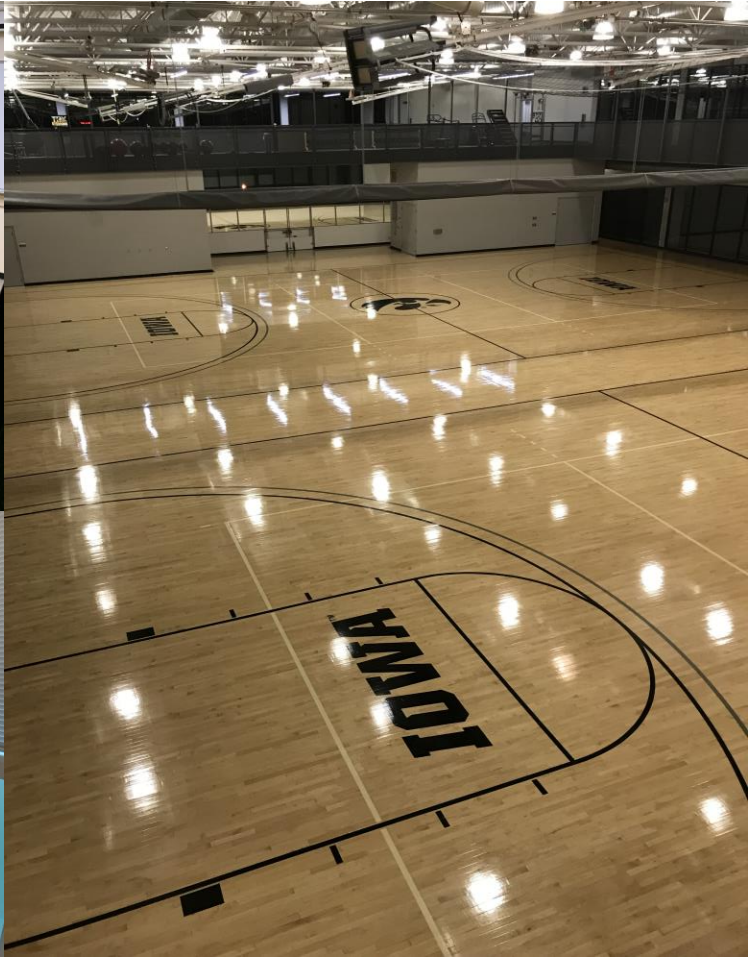
Facilities Management

FM Custodial Services

What we do

- **We support the University of Iowa** by creating a physical environment that is clean, safe and conducive to learning and research.
- In accordance with the Services Guide and other work performed:
 - Cleaning classrooms, research labs and public spaces
 - Restroom cleaning, sanitizing and restocking
 - General cleaning – walls, drinking fountains, elevators etc.
 - Project/Specialty work – hard surface refinishing and carpet cleaning
 - Trash and recycling removal
 - Provide customer service to everyone on campus
 - Provide event coverage across campus
 - Raise and lower the flag on top of the Old Capitol Building
 - Shovel snow 10' out of all building entrances
 - Replace walk-off matting
 - Maintain health stations, hand sanitizing stations and wet wipe buckets
 - Place and replace signage across campus
 - Identify problem areas to the Maintenance teams i.e. leaks, outages and broken items

FM Custodial Services



FM Custodial Services

What we're working on?

- Recruitment and Retention of Staff:
 - Training – FY 2021 we had 19 FT & 9 temporary team members hired and trained.
 - Managing vacancies – average # of vacancies in a typical year is around 3% (8 positions). Our current year vacancy rate is higher – 5% (14 positions). Temp employee pool is currently limited.
 - Compensation - investment of over 1M for more competitive wages
 - Starting wage increase \$13.74/hour to \$15.00/hour
 - Increase of shift differential \$.60/hour to \$.90/hour for 2nd shift and \$.65/hour to \$1.25/hour for 3rd shift
 - Additional merit wage increases
- Inflation: cost of supplies have increased 15% - 30%
- Preparation for fall:
 - August 22, 2022 Covid building attendant program ends
 - Covid PE – Classrooms will still have wipe buckets and screens, health stations & hand sanitizing stands will remain in place
 - Project work
 - One time office cleaning (monthly office cleaning remains suspended)

FM Custodial Services

Up for Consideration:

We are committed to continuing to bring value to the campus through custodial services within our current budget.

- Continue suspension of 1/month 12/year office cleaning – already in place for 2 years. The cost of this service is over \$1M.
- Reconsider the added value of 1/month office cleaning

FM Custodial Services

What is office cleaning?

- As per the FM Custodial Services Guide, this service is provided once per month with the following tasks assigned:
 - **Empty trash – 1 out of 20 working days in a month; other 19 days this is done by the occupant**
 - **Vacuum/mop floors – limited space available, no office furniture or items moved**
 - **Dust empty horizontal surface – typically limited, few empty surfaces**
 - **Clean door handles/frames/light switches – does this add value?**
 - **Annual project work – carpet cleaning and hard surface scrubbing**

FM Custodial Services

Up for Consideration:

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- Continue suspension of 1/month 12/year office cleaning – already in place for 2 years. The cost of this service is over \$1M.
- Reconsider the added value of 1/month office cleaning
- Consider impact of work arrangements – more hybrid/remote
- Compare to added value of other services that impact university mission
 - Increase focus on classrooms and public and shared spaces?
 - Create a floater team on 2nd shift? This could provide coverage for vacancies, extended leave situations and project work ensuring no service gaps.
 - Add to the daytime support team?
 - Respond to daily needs of occupants
 - Increased frequency of restroom and common space cleaning in dense or priority buildings
 - Provide coverage for daytime openings and extended leave situation

FM Custodial Services

What's next?

We want to hear from you!

As our customers, you need to know what our services are and how we plan to deliver them to you each and every day.

A survey will be sent out asking for feedback regarding services provided by FM Custodial Services.

FM Custodial Services

Custodial Services is comprised of professional employees with a vision to be recognized for our excellence in facility cleanliness, passion for customer service, and strives to be the place where people want to work.

We support the University of Iowa by creating a physical environment that is clean, safe and conducive to learning and research.

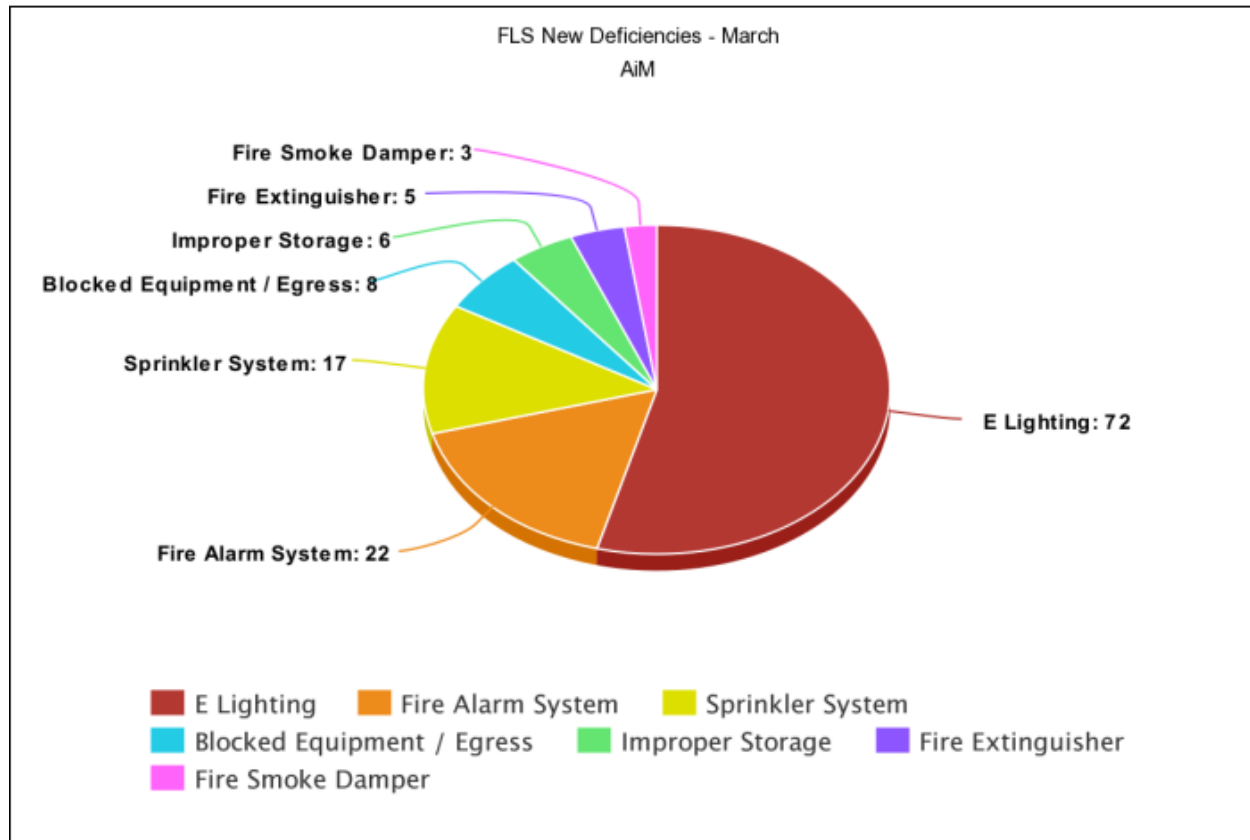
Thank you for your time today.

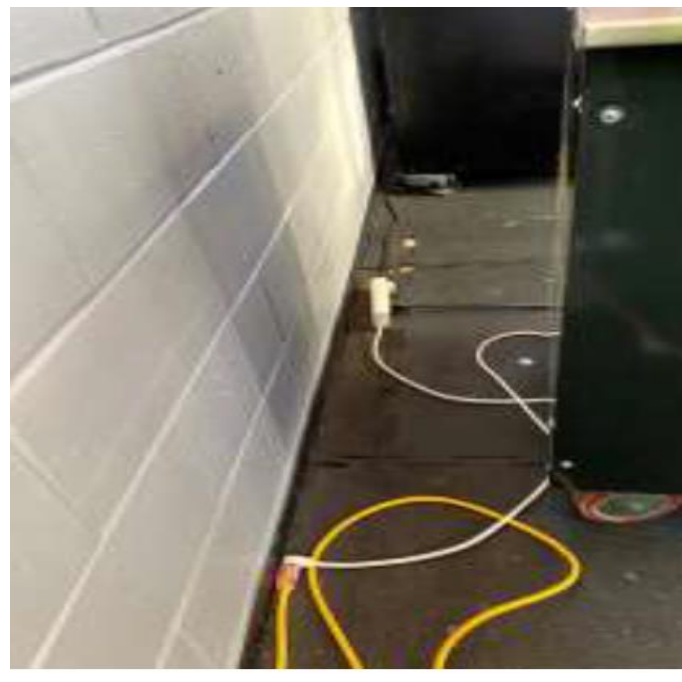
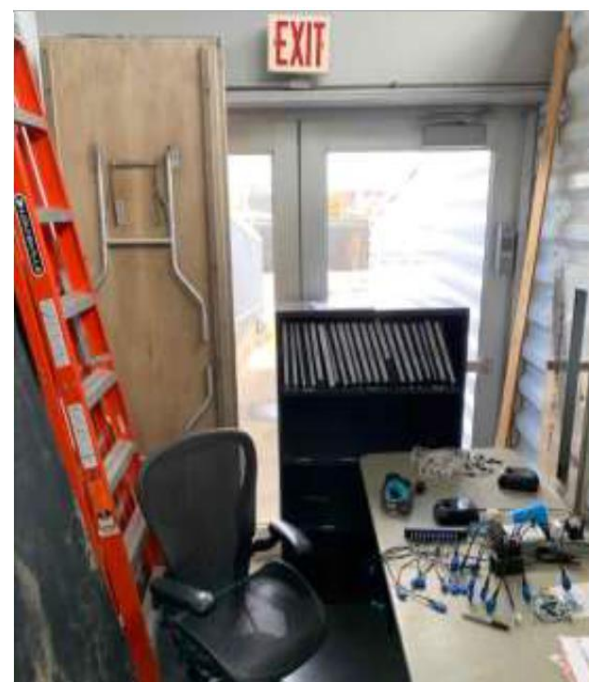
Facilities Management

Questions?

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FLS – Fire & Life Safety Reminders





OSHA NEP (National Emphasis Program) HEAT Illness Prevention

→ On April 8, 2022, OSHA issued a new national emphasis program (NEP) on indoor and outdoor heat-related hazards that expands on the agency's ongoing heat-related illness prevention campaign. The NEP took effect immediately and will remain in effect for three years unless canceled or superseded by another directive.

HEAT Tools / Resources

→ <https://johnson.weatherstem.com/uiowa>

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Kinnick Stadium Real-time conditions

Kinnick Stadium | Lightning/Heat Guidance | Live View | Portrait | Radar & Satellite | Sky Video | Station Map | ZapMap

88 °F

Clear
Visibility 10 miles
69°F Low @ 5:50 AM
88°F High @ 1:06 PM

Key Details (updated in real time)

- Wind: SSE @ 8 mph with gusts to 20 mph
- Humidity: 56.9%
- Closest lightning: 559.33 mi. SSE (19 minutes, 41 seconds ago)
- Rainfall (last 24 hour): 0 in
- Last rain: Jul 15 12:04 PM
- Elevation: 725 feet
- Next Hour: Sunny

All Sensors | Cameras | Sun/Moon/Planets | Historical | Rain

Heat Guidance | Health

Sensor	Reading
10 Minute Wind Gust	20 mph
Anemometer	8 mph
Barometer	29.701 in. Hg (1005.79 mb)
Barometer Tendency	Falling
Dewpoint	70.5 °F
Heat Index	93.0 °F
Hygrometer	56.9 %
Solar Radiation Sensor	886 W/m ²
Thermometer	87.7 °F / 30.9 °C
UV Radiation Sensor	7 High Risk
Wet Bulb Globe Temperature	82.7 °F
Wind Chill	87.4 °F
Wind Vane	SSE 179 °

Raw data

Click a day for hourly details. | Turn page refresh Off | Turn educational popups On

This Afternoon

Mostly Sunny
Hi: 91° Lo: 71° 0%

Sunrise 5:48 AM | Sunset 8:38 PM

Tomorrow

Sunny
Hi: 89° Lo: 65° 1%

Sunrise 5:49 AM | Sunset 8:35 PM

Thursday

Sunny
Hi: 94° Lo: 66° 4%

Sunrise 5:50 AM | Sunset 8:34 PM

Friday

Partly Cloudy
Hi: 92° Lo: 74° 24%

Sunrise 5:51 AM | Sunset 8:34 PM

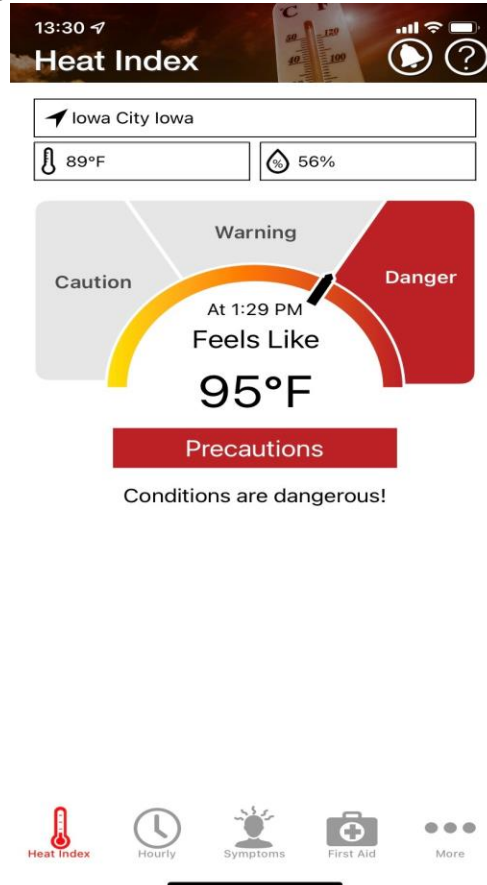
Saturday

PM Thunderstorms
Hi: 92° Lo: 72° 36% (0.24in) ↑

Sunrise 5:51 AM | Sunset 8:33 PM

HEAT Tools / Resources

<https://www.cdc.gov/niosh/topics/heatstress/heatapp.html>



<https://osha.oregon.gov/media/videos-online/pages/heat-safety-app-tutorial.aspx>

Signs, Symptoms, & First Aid

Heat Stroke

- Confusion, slurred speech
- Loss of consciousness
- Red, hot, dry skin or profuse sweating
- Very high body temperature
- Seizures

First Aid

- This is a medical emergency, call 911
- Stay with the person until help arrives
- Move the worker to a shady, cool area
- Remove out clothing
- Cool quickly with cold water or ice bath if possible; wet the skin, place cold wet towels on skin, or soak clothing in cool water
- Fan air around the person
- Place cold wet towels or ice on the person's head, neck, armpits, and groin

Signs, Symptoms, & First Aid

Heat Exhaustion

- Cool, moist skin
- Heavy sweating
- Headaches
- Nausea or vomiting
- Dizziness
- Light-headedness
- Weakness
- Thirst
- Irritability
- Elevated body temp.
- Decreased urine output

First Aid

- Take the person to a clinic or ER for medical treatment
- If medical is not available call 911
- Stay with person until help arrives
- Remove person from the hot area and give liquids to drink
- Remove unnecessary clothing, including shoes / socks
- Cool person with cold compresses or have them wash head, face, and neck with cold water
- Encourage frequent sips of water or other cool beverages to drink
- Do not let person return to work that day

Signs, Symptoms, & First Aid

Heat Cramps

- Muscle cramps, pain, or spasms
- Usually in abdomen, arms, or legs.

First Aid

- Have person rest in a shady, cool area
- Have the person drink water and have a snack and / or a sports drink every 15-20 min.
- Avoid salt tablets
- Wait a few hours before allowing the person to return to strenuous work
- Seek medical attention if the person has heart problems or is on a low-sodium diet, or if the cramps do not subside within 1 hour

Signs, Symptoms, & First Aid

Heat Rash

- Clusters of red bumps on the skin
- Often appears on neck, upper chest, groin, under the breasts, and in elbow creases

First Aid

- Try to move the person to a cooler, less humi

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Questions?

Next Meeting:



Wednesday, August 17, 2022 11:00 – Noon via
ZOOM—PROPOSED AGENDA:

- FM Design and Construction-BUI Enhancements-Mike Kearns, FM
- Capital Renewal Block Allocations-Julie Sychra & Jeff Harney, FM

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Thank you!