

**Monthly Building  
Coordinator Meeting  
Via ZOOM**

**WELCOME!!**

**October 18, 2023**



**IOWA**

Facilities Management

# Agenda

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- ***Building Cooling/Heating Switchover: What Should I Expect this Fall?*** – Travis Lenz, Facilities Management Maintenance Manager Shop 201-East side
- ***Vendor Presentation –Dryspace, Inc:*** Lynn Price, CEO; Justin Martin, Lead Service Technician
- ***Fire & Life Safety*** – Steve Stimmel, Fire Safety Technician I, Facilities Management FLS



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

TRAVIS LENZ

AREA 201 MANAGER, FACILITIES MANAGEMENT



**W E L C O M E  
T O I O W A**

**WINTER IS AT 6AM**

**SPRING STARTS AT 10AM**

**SUMMER IS AT 2PM**

**FALL STARTS AROUND 4:30ISH**

**DRESS ACCORDINGLY**



# *Why Do We Switchover From Cooling to Heating?*

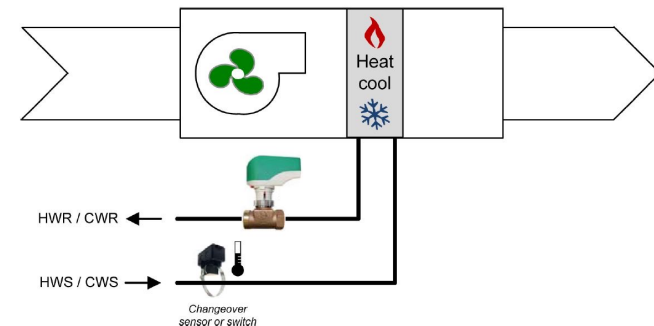
- Freeze Protection for AHU coils
- Some buildings cannot provide heating and cooling at the same time due to age of the systems

# 2-Pipe 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*

# 2-Pipe Buildings

- Halsey Hall
- Van Allen
- Phillips Hall
- English-Philosophy Building
- Iowa Memorial Union
- North Pharmacy
- Field House
- Wendell Johnson Speech and Hearing
- Medical Education Building
- Westlawn
- Medical Research Facility
- Medical Research Center
- Jefferson Building (\*Treated like a 2-pipe building because of boiler\*)

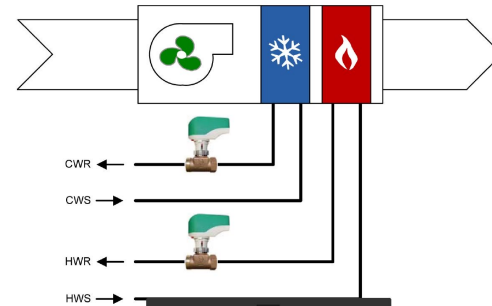
*Note: HH, JB, College of Dentistry, and IMU-Hotel have special circumstances that may require an early switchover*



# 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*

# *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*

We have established a data-driven approach based on weather conditions

Principles for Initiating a Switchover from Cooling to Heating:

- Overnight temperatures are consistently near freezing
- Daytime temperature highs are consistently below 60F - 65F
- 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

# Communication to share:

Send To: Building Coordinators of 2-pipe buildings

Dear Building Coordinators,

As discussed in the October Building Coordinator meeting, we will soon begin the switchover of your 2-pipe system from cooling mode to heating mode. Beginning the week of [REDACTED], Facilities Management will begin this annual fall process and we anticipate wrapping up the process by the end of [REDACTED].

Here is a template for you to send to your building occupants if you would like. Please feel free to modify as needed for your communication methods:

Please read this notice from Facilities Management regarding the seasonal switchover for [REDACTED].

Facilities Management will begin the building switchover process from cooling mode to heating mode in the near future. [REDACTED] has a 2-pipe system. This means that once the switchover is done, the facility will not have a supply of chilled water necessary for cooling. Facilities Management schedules this switchover based on the weather forecast. With long-term forecasts showing below 60F-65F during the daytime and near freezing at nighttime, this process will begin soon.

Please remember that during these transition months, individual comfort is best addressed by wearing layers in either warm or cool weather situations. During the switchover, unusual noises that are not heard during a normal workday may occur. Please close and securely fasten all windows, doors, and dampers when appropriate to prevent building temperatures from dropping and causing frozen and/or broken pipes or any other cold weather issues.

Facilities Management will be working through our building switchover in addition to other buildings across campus with an anticipated completion date of [REDACTED]. Thank you for your patience during this process! If you have any questions or concerns, please contact FM@YourService using the BLUE button on the portal.

Regards,

Tom Moore  
Senior Manager of Operations and Maintenance



200 University Services Building  
Iowa City, Iowa 52242

Building Name & Dates, to be filled in by Steph prior to sending

Send To: Building Coordinators of 4-pipe buildings

Dear Building Coordinators,

As discussed in the October Building Coordinator meeting, we will soon begin the process of preparing your building for heating season. Beginning the week of [REDACTED], Facilities Management will begin this annual fall process.

Here is a template for you to send to your building occupants if you would like. Please feel free to modify as needed for your communication methods:

Please read this notice from Facilities Management regarding the annual fall transition to heating mode for [REDACTED].

Facilities Management is going to begin the transition process from cooling mode to heating mode in the near future.

Please remember that during these transition months, individual comfort is best addressed by wearing layers in either warm or cool weather situations. During the transition, unusual noises that are not heard during a normal workday may occur as our teams work to prepare your building. Please close and securely fasten all windows, doors, and dampers when appropriate to prevent building temperatures from dropping and causing frozen and/or broken pipes or any other cold weather issues.

Facilities Management will be working through our building transition in addition to other buildings across campus. Thank you for your patience during this process! If you have any questions or concerns, please contact FM@YourService using the BLUE button on the portal.

Regards,

Tom Moore  
Senior Manager of Operations and Maintenance



200 University Services Building  
Iowa City, Iowa 52242

Building Name and Date, to be filled in by Steph prior to sending

# *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!**

**IOWA**

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**Questions?**



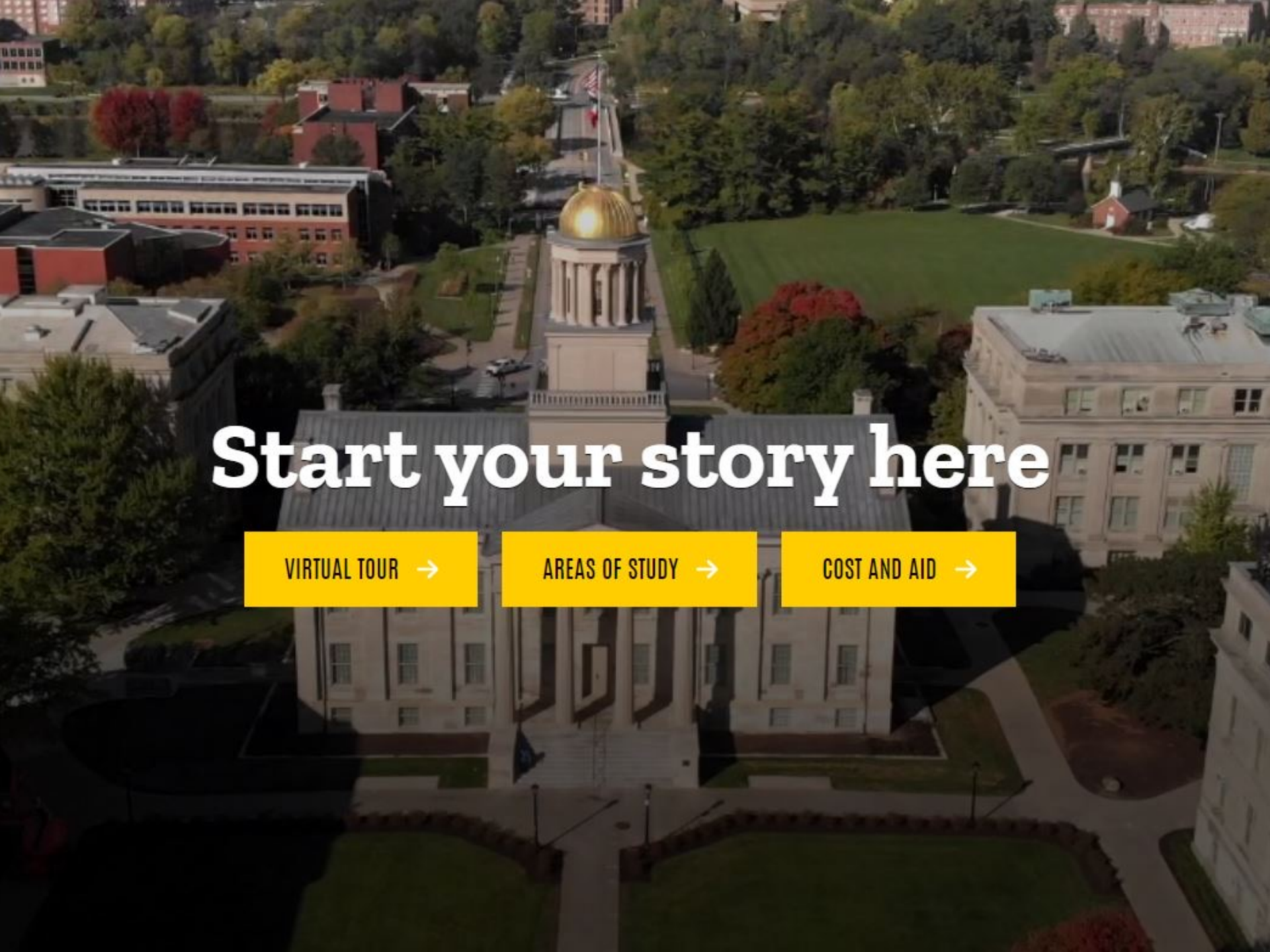
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# Dryspace Inc.

**Helping To Keep The University of Iowa Buildings Dry For  
Over 35 Years!**

**Building Coordinators**

**October 18, 2023**

An aerial photograph of a university campus. The central focus is a large, light-colored building with a prominent golden dome and classical architectural features like columns. The building is surrounded by green lawns, trees, and other campus buildings. The overall scene is bright and clear, suggesting a sunny day.

# Start your story here

VIRTUAL TOUR →

AREAS OF STUDY →

COST AND AID →



# What is Dryspace?

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- Roofing and Waterproofing Contractor
  - Commercial
  - Industrial
  - Institutional





## Our Mission

We exist to maintain a uniquely supportive employee atmosphere where roofers are proud to provide skilled and trusted service to the community.

## OUR VALUES

**Drive.** We approach every day with an urge to achieve something great for ourselves and those we serve.

**Dependability.** We are reliable and can be trusted to meet our commitments.

**Dignity.** We treat our team members, our partners, and our customers with honor and respect.



# Who Are We?

## → Local

- We live right here!
- (Most of us are Hawkeye Fans!)

## → Family

- Siblings
- Multiple Generations

## → Friends

- Genuine Friendships Nurtured Here!



# Experience and Tradition

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- 38 Current Employees
  - 17 of the 38 have more than 15 years experience
  - 12 have more than 20 years experience
  - 9 have more than 25 years
  - 5 have more than 30 years
  - Shop Foreman has been with Dryspace for 40 years!



# Brief History....

- 1932 – Iowa Falls Roofing was established in Iowa Falls
- 1972 – A branch office was established in Cedar Rapids to help serve a need for Roofing Contractors to a local General Contractor
- 1989 – We became locally owned and changed our name to better describe what we do!



# What Do We Do?

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→ Provide customers with one of life's most basic needs, a “DRY SPACE” to keep their things.





# What Do We Do?

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- Roof Leaks
- Emergency Response
- Foundation Leaks

Anything That Deals  
With Keeping Water Out  
Of Your Buildings!



# What Do We Do?

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## → New Construction

- New roofs on new buildings
  - Goschke Family Wrestling Training Center
  - Psychological and Brain Sciences Building

## → Re-Roofing

- Removal and Replacement of existing roofs
  - Slater Hall
  - EPB

## → Roof Restorations

- Take an existing roof and extend it's service life
  - Lindquist Center North
  - Bowen Science Building

# Services Crews

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## → Repair and Maintenance

- Service Calls
  - Roof Leaks
  - Storm Damage
- Annual Inspections
  - Roof Cleaning
  - Inspect for damage
- Preventative Maintenance
  - Stop leaks before they happen



Repair & Maintenance



Roof Inspections

# The University of Iowa

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## → Maintenance Agreement

- Close to 30 years
- UI Facilities Leaders/Contacts
  - Bob Cozine
  - Bob Hradek
  - Mike Lee
  - Jeff Harney (present day)

## → Departments

- Facilities Services
- UIHC
- Residence Services
- Athletics
- Many of the outreach facilities





# Evolution of Process UI Work Request— The Past

## → Paper Copies

- Physical WO were created, printed and taken to (in this case Bob Hradek) for review
- Paper copies were then placed in a basket in the Work Control office
- Had to drive to IC to check the basket after rain events

VBH

Work Request: 12-334378  
Phase: 001

**Work Request Information:**

Work Request: 12-334378      Title: 1102 ROOF LEAK  
 Type: B      Category: REPR      Entry Date: 3/20/2012 11:08:04AM  
 Customer Contact: LARRY KNEBEL      Contact Phone: 631-6368  
 Customer Location:  
 Work Request Extra Description:  
*No Entry for Work Request Extra Description*

**Location:**

Building: 0490 SA  
 STUDIO ARTS  
 1375 HWY 1 WEST  
 IOWA CITY IA 52246  
 Room: 1102

**Phase Information:**

Phase Number: 001      Phase Description: 1102 ROOF LEAK  
 Phase Extra Description:  
*No Entry for Phase Extra Description*

Equipment ID:  
 Serial Number:  
 Equip Descrip:

Assigned to:  
 Shop: 00228  
 Shop Person: AROSENTHAL

Job Started ____-____-____	Completed ____-____-____
Person Assigned _____	
Signature _____	
Work Description _____	
_____	
_____	
_____	
_____	
_____	



UNIVERSITY OF IOWA

JOB # \_\_\_\_\_

PHASE # \_\_\_\_\_

LOCATION UI Foundation

DATE 9-27-13

# Evolution of Process Dryspace WO – the past

## → Dryspace Work Flow

- Leak inspection and repair is complete
- Carbon Copy WO Completed
- In Person Review

MATERIALS				DESCRIPTION
3- J-Joint patches				repaired 3 punctures in EPPM + 1 open corner flashing
12"-9" flashing				
primer				
etc				
SIGNATURE AREA/BLDG. MANAGER				DATE





# Evolution Of Process

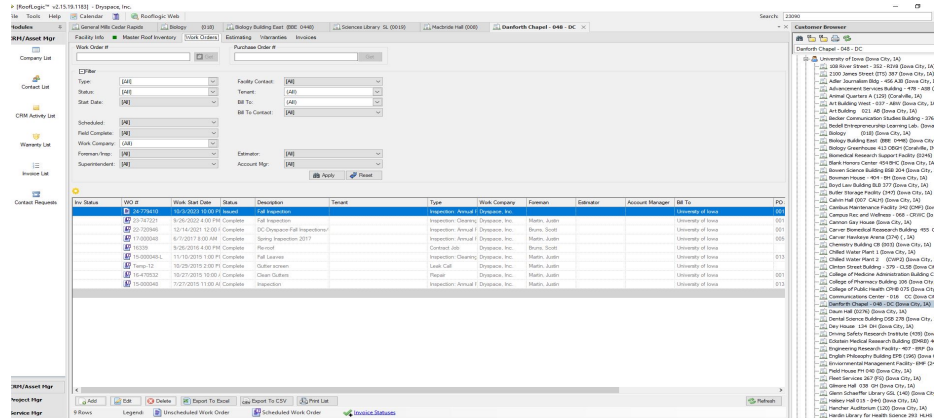
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- Photos Captured on “Digital Camera”
  - Physical Download onto Computer
  - Photo review Sessions
  - Scheduled Meetings
  - For UI Review



# Modern Technology- -Today

- Roof Logic
- Partnership
- AiM



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# **Justin Martin**

**Dryspace - Lead Service Technician**

# U of I Service and Repair

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- Over 10 years experience on campus
- Knowledge of buildings and campus spaces
- Familiar with UI Staff
- Background in database and digital capture
- Passion for my industry!



# Real Time Communication

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- AiM
  - Work order delivery
  - Send and receive up to date information
  - Provides a single source for information
  - User friendly



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# Questions?

Thank you!





# University of Iowa Fire Safety

**Fire Safety**

# What We Do

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Monthly Fire Safety Inspection – 16,000 Assets

NFPA 72 Fire Alarm Semi-Annual and Annual Testing – 80,000 assets

NFPA 25 Annual and 5 Year Sprinkler Inspections

NFPA 25 Annual Fire Pump Inspections

Annual Domestic Water Backflow Inspections

Fire Alarm System Replacement

Fire Extinguisher 5/6 Year Hydrotesting and Replacement

Alternative Suppression System Testing

Emergency response

AED and Stop the Bleed – monthly, annual and bi-annual

Monthly Fire Pump Churn

Fire Code Violations

# Fire Codes

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The International Code Council publishes several model codes. The State of Iowa and the Cities of Iowa City, Coralville, and North Liberty have adopted the International Fire Code and the International Building Code as law.

The National Fire Protection Association publishes a large set of fire safety standards. While these are not adopted in whole by the State of Iowa or the local municipalities, the IFC references some of these standards. OSHA adopts and enforces some of the NFPA standards.

# Fire Code Violation Examples

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Misuse of Power Taps/Outlet Strips/Surge Strips

Use of Extension Cords in Lieu of Permanent Wiring

Combustible Storage in Mechanical and Electrical Rooms

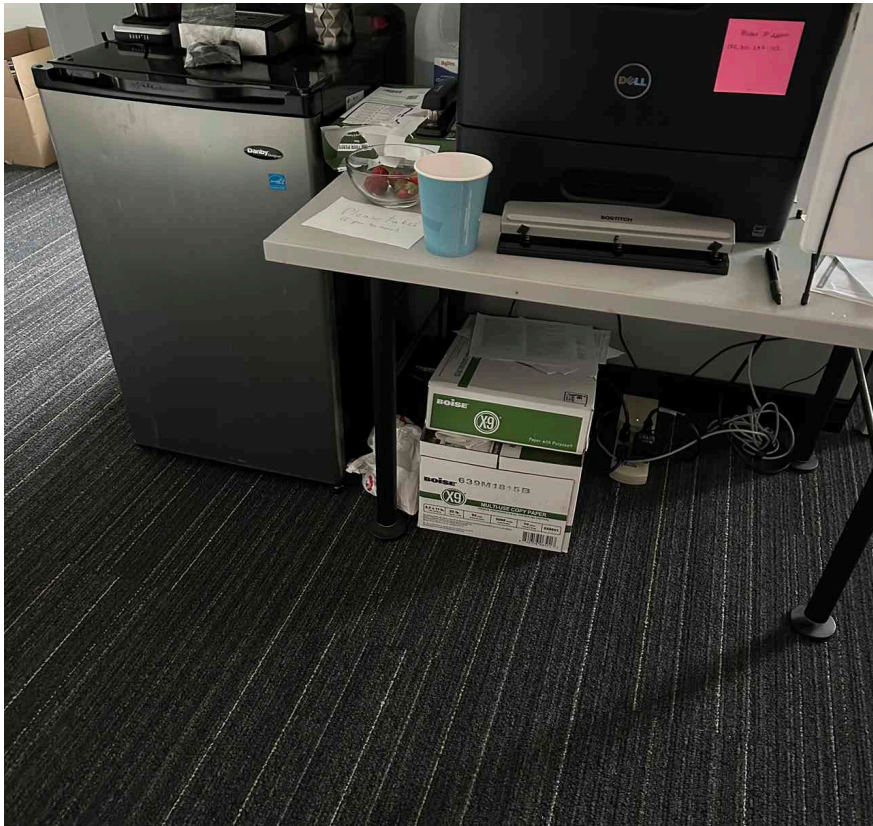
Combustible Storage in Corridors/Hallways and Rooms

Blocked Fire Safety Equipment

Fire Doors Held Open

Flammable Containers Outside of Flammable Liquid Cabinets

# Misuse of Power Taps/Outlet Strips/Surge Strips



# Misuse of Power Taps/Outlet Strips/Surge Strips





# Misuse of Extension Cords

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Overuse – Extension Cords are only to be used as a temporary function

Wrong type – Extension Cords are rated for use and must be grounded

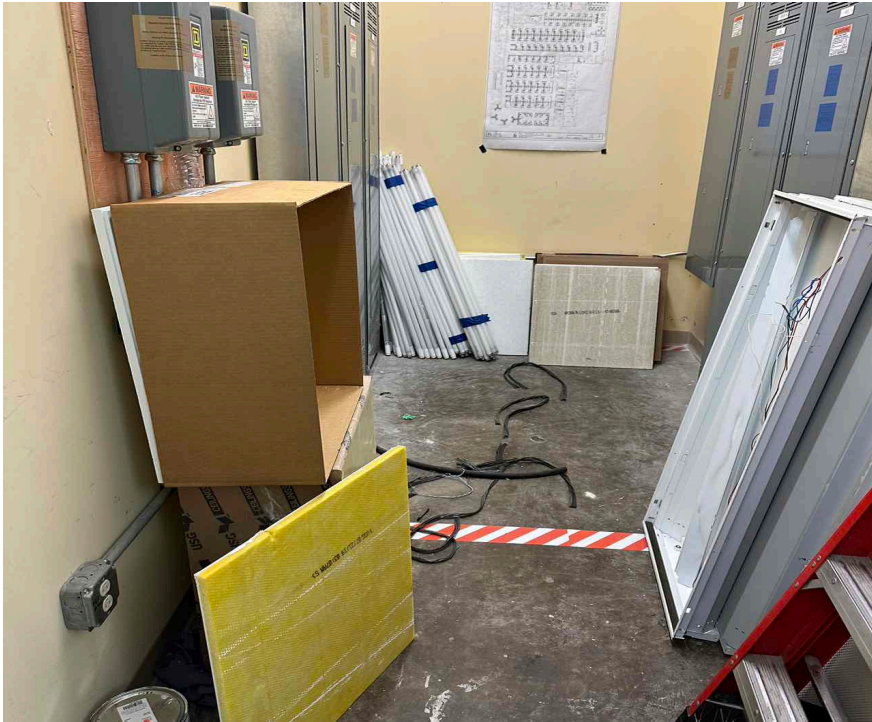
Appliances – Extension Cords are not to be used with appliances

Extension Cords are not rated or approved through ceilings or walls





# Combustible Storage in Mechanical and Electrical Rooms





# Combustible Storage in Corridors/Hallways and Rooms



# Combustible Storage in Corridors/Hallways/Stairs and Rooms





# Combustible Storage in Corridors/Hallways and Rooms



# Blocked Fire Safety Equipment

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→ Maintain Access to Extinguisher





# Flammable Containers Outside of Flammable Liquid Cabinets



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# Questions?

Thank you!

# Building Coordinator

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Next meeting:

November 15, 2023, via zoom 11 AM to 12 PM

## Proposed Agenda:

- Vendor Presentation: Interstate Power
- Landscape Services: Winter weather processes
- Facility Information Services: mapping updates



# Thank you!

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