

# Welcome Building Coordinators!

**Monthly Building Coordinator Meeting** 

October 20, 2021

### Agenda

→ Welcome and Announcements/Updates

- Seasonal Switchover: Tom Moore FM BLS Senior Maintenance Manager -10
  minutes
- Design and Construction Updates: Steve Otto Associate Director, Construction Management-FM Design & Construction - 10 minutes
- Campus Enhancement Program Signage: Kirk Banks Associate Director, Facilities Information Services – 5 minutes
- SIMS and Mapping Overview Refresher: Kirk Banks- Associate Director, Facilities Information Services - 30 minutes
- > Question and Answer



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

TOM MOORE SENIOR AREA MANAGER, FACILITIES MANAGEMENT

#### X ••• (?) WELCOME TO IOWA WINTER IS AT 6AM SPRING STARTS AT 10AM SUMMER IS AT 2PM FALL STARTS AROUND 4:30ISH DRESS ACCORDINGLY Lindsay Moffitt Siefken 4h - 🕲 Truth!! 😂 🎡 👗 👙 🧣 Sheri Zevenbergen and 29 others 5 Comments Like 🔗 Share C Comment

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

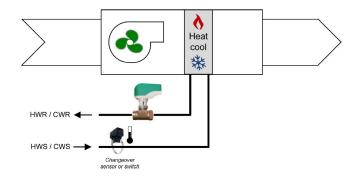
- Freeze Protection for AHU coils
- Some buildings cannot provide heating and cooling at the same time due to age of the systems

### **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
- Engineering Research Facility
- North Pharmacy
- Field House
- Wendell Johnson Speech and Hearing
- Art Building
- Medical Education Building
- Westlawn
- Medical Research Facility
- Medical Research Center







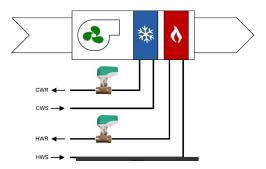




## **4-Pipe Systems**

#### 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

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 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

# 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!

### **New Tool This Fall to Help With Occupant Communication:**

Send To: Building Coordinators of 2-pipe buildings As discussed in the October Building Coordinator meeting, we will soon begin the switchover of your 2-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 \_\_\_\_\_\_ Facilities Management pipe system from cooling mode to nearing mode. Beginning the week of \_\_\_\_\_\_\_, recurstes wara will begin this annual fail process and we anticipate wrapping up the process by the end of \_\_\_\_\_\_ 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 Facilities Management will begin the building switchover process from cooling mode to heating mode in Technics management will begin the building switchover process from cooling mode to nearing mode in the near future. This means that once the switchover is done, the facility will be a support of the s the near future. \_\_\_\_\_nas a 2-pipe system. I his means that once the switchover is done, the facil not have a supply of chilled water necessary for cooling. Facilities Management schedules this 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 riease remember that ouring these transition months, individual contrort is best addressed by wearin layers in either warm or cool weather situations. During the switchover, unusual noises that are not isyers in either warm or cool weather situations. Uuring the swittchover, unusual noises that are not heard during a normal workday may occur. Please close and securely fasten all windows, doors, and neard during a normal workday may occur. Hease close and securely fasten all windows, doors, and dampers when appropriate to prevent building temperatures from dropping and causing frozen and/or Facilities Management will be working through our building switchover in addition to other buildings broken pipes or any other cold weather issues. . Thank you for your patience across campus with an anticipated completion date of \_\_\_\_\_\_\_\_. In ank you for your patience during this process! If you have any questions or concerns, please contact <u>FM@YourService</u> using the BLUE button on the portal. Regards, Senior Manager of Operations and Maintenance

Facilities Management

THE UNIVERSITY OF L 200 University Services Building Iowa City, Iowa 52242

Date, to be provided by FM ilding Name for BC to fill i

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 \_\_\_\_\_\_. Facilities Management will begin this

Here is a template for you to send to your building occupants if you would like. Please feel free to

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,

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.

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

Please read this notice from Facilities Management regarding the annual fall transition to heating mode Facilities Management is going to begin the transition process from cooling mode to heating mode in the

Senior Manager of Operations and Maintenance

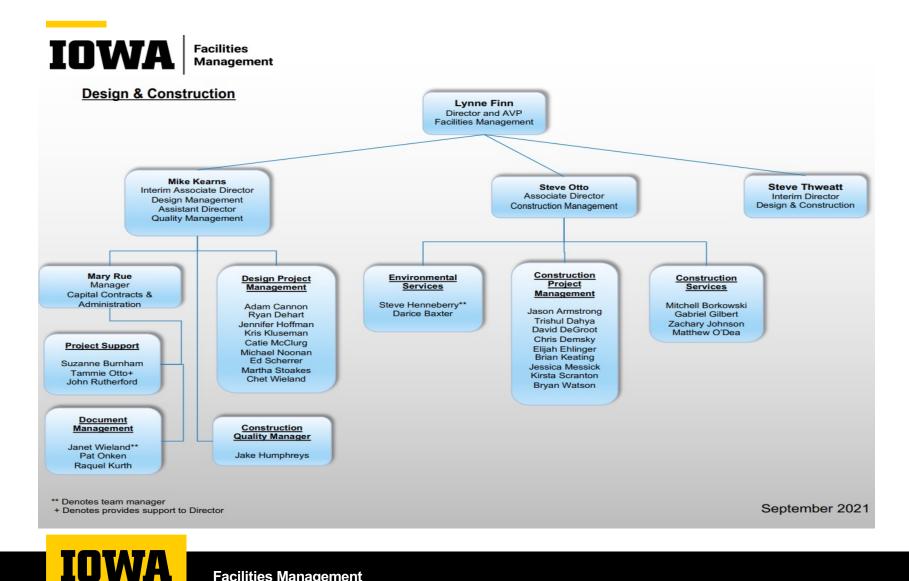
200 University Services Building Iowa City, Iowa 52242

Date, to be provided by FM ilding Name for BC to fill i

Regards Tom Moore

#### **Design and Construction Updates**

## **Design and Construction Org Chart**



**Facilities Management** 

# Interim Design and Construction Leadership

#### Steve Thweatt - Interim Director Design and Construction

Steve brings 41 years of experience as a practicing architectural consultant, campus architect and higher education administrator. Higher education experience in design and construction as well as university leadership at Duke, Emory, and University of Colorado Boulder, make Steve uniquely qualified to assist Facilities Management with DC leadership needs at this time. This is a special temporary appointment that is expected to continue for six months or less. Steve is leading the DC team, providing continuity for projects and acting as Facilities Management lead for the DC Peer Review currently underway.

#### → Michael Kearns - Interim Associate Director Design Management

Michael has 8 years experience with D&C, functioning both as a Senior Construction Project Manager and Assistant Director Quantity Management.



# **Design and Construction Peer Review**

University of Iowa Facilities Management is conducting an assessment of Design and Construction. The assessment to examine the current project management capabilities and needs through an evaluation will involve employees, key customers, and stakeholders led by a team of external professional peer experts, The Knowledge Collaborative.

The assessment will focus on the following areas:

- Overall Organizational Structure
- Leadership Competences and Organizational Culture
- Work Processes for Project Delivery
- Client/Customer Experiences (Internal and External)



The project is underway, beginning with information gathering and preparation of survey and interview tools. We anticipate conducting interviews during the last week of October and first week of November.



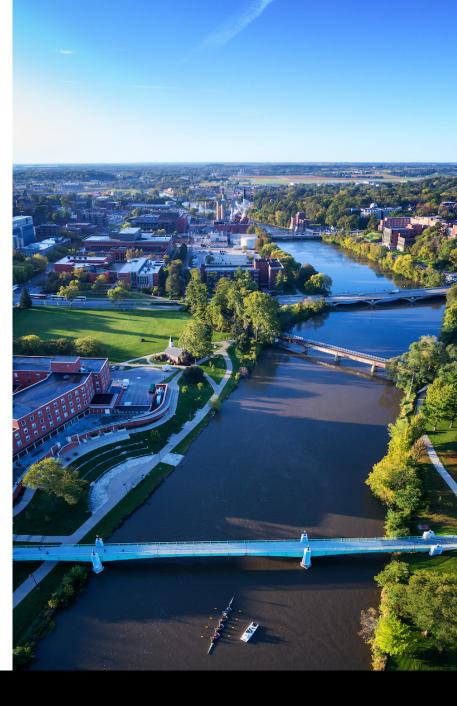
## **Current Challenges**

→COVID Impacts

- → Supply Chain Issues
- →Contractor Staffing and Availability
- → Inflation

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→Design and Construction Staffing





Facilities Information Services (FIS)

# Campus Enhancement Program

**Kirk Banks, Associate Director** 

October 20, 2021

#### Art in State Buildings Program to Campus Enhancement Program

- → From 1979 to 2017, buildings on campus were required by the UI Art in State Buildings Program to spend 0.5% of the project's total cost on associated public art. This requirement was repealed by the Iowa Legislature in July 2017.
- → In 2018 Campus Leadership, Campus Planning Committee (CPC) and Campus Development Team (CDT), determined that the former Art in State Buildings Program allocation should be applied more broadly and implemented the Campus Enhancement Program.



#### **Campus Enhancement Program**

→ The Program was created to continually advance the campus landscape, public art, or other visible surface improvements that will "enhance the experience of campus community members and visitors."

→ All capital projects contribute to the Campus Enhancement Program fund, when the estimate for construction equals or exceeds \$100,000, except for the following:

- Projects located on campuses outside of the Iowa City, Coralville, North Liberty area.
- Projects resulting from a disaster (flood, tornado, fire, etc.).





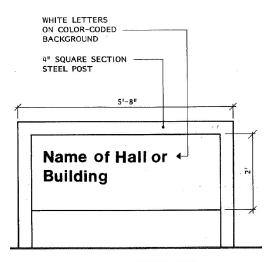
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#### **Campus Enhancement Program**

→ Exterior signage, such as the Building Monument signs, are included in the Campus Enhancement Program which now provides a funding source for the replacement of building signs that had previously not had one.

→ Phase 1 of the replacement of the 1977 building identification signs completed in 2020 was the first of an ongoing University initiative to replace old building signage. Phase 2 is currently being developed.

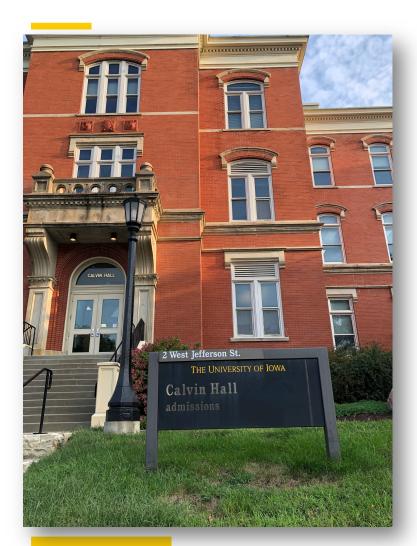
 → Seventeen 1977 era signs were removed and replaced with 14 new monument signs and 2 wallmounted signs. Phase 1 included Calvin Hall, Gilmore Hall, Trowbridge Hall, Pomerantz Center, Chemistry Building, Blank Honors, North Hall, IATL, IMU, Danforth, Adler Journalism, Becker Communications, Halsey Hall, and Biology Building.





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#### **Campus Enhancement Program**



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Facilities Information Services (FIS)



Facilities Information Services (FIS)

# SIMS and Mapping Overview - Refresher

**Kirk Banks, Associate Director** 

October 20, 2021

# About FIS

- → Supports the University as the steward of information on all university facilities, lands, and infrastructure.
- → The Single Source of Truth for all university building and room inventory data, and space and land reporting to the BOR.
- → Works with Campus Planning and Development providing support for university long-range master planning and the annual on-going use of campus space.
- → In partnership with University Administration and the University Space Committee provides recommendations to improve space management and utilization for academic, research and administrative units.



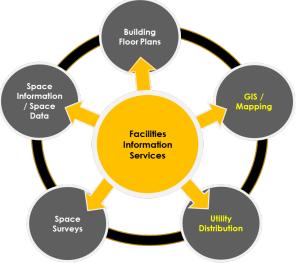
Facilities Information Services (FIS)

### What We Do

- Geographic Information Services (GIS) provides mapping and data services including campus base mapping, utilities mapping, property mapping, master plan mapping and other related mapping projects.
- → Campus Land Surveyor provides Global Positioning System (GPS) and land surveying services for the collection, field verification, and maintenance of utilities, civil infrastructure, topographic, construction, and land boundary mapping and data, and other various types of surveys.
- SIMS Staff creates and maintains building floor plans and corresponding space data and the campus building inventory for all owned and leased facilities.
- → FIS administers University building names, addresses, room numbering, and assists with interior and exterior signs

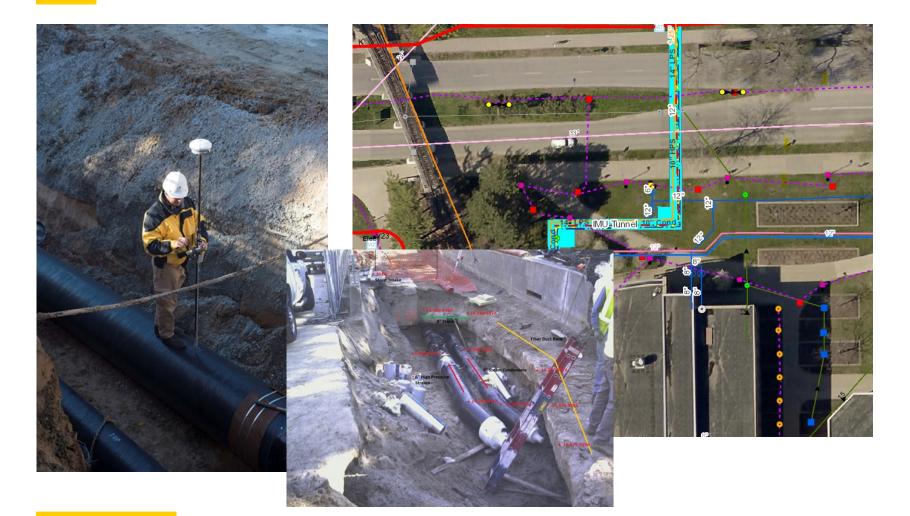
# Mapping – Utility and Mapping Services - Collection (GPS)

- → The Campus Land Surveyor verifies and maintains university land records
- → The Campus Land Surveyor is responsible for the collection, field verification, and CAD management of utilities, equipment, civil, topographic features and infrastructure spatial data and attributes.
- → The Campus Land Surveyor works with the GIS team to develop and maintain interactive GIS maps which provide survey-grade data to university and ENGIE staff as well as project design professionals.





# Utility and Mapping Services (GPS) - Collection and Verification

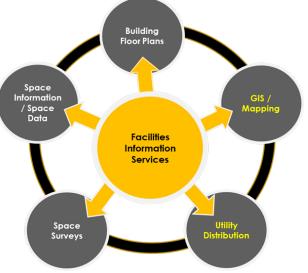


Facilities Information Services (FIS)

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#### Mapping - Geographic Information System (GIS) – Data Visualization

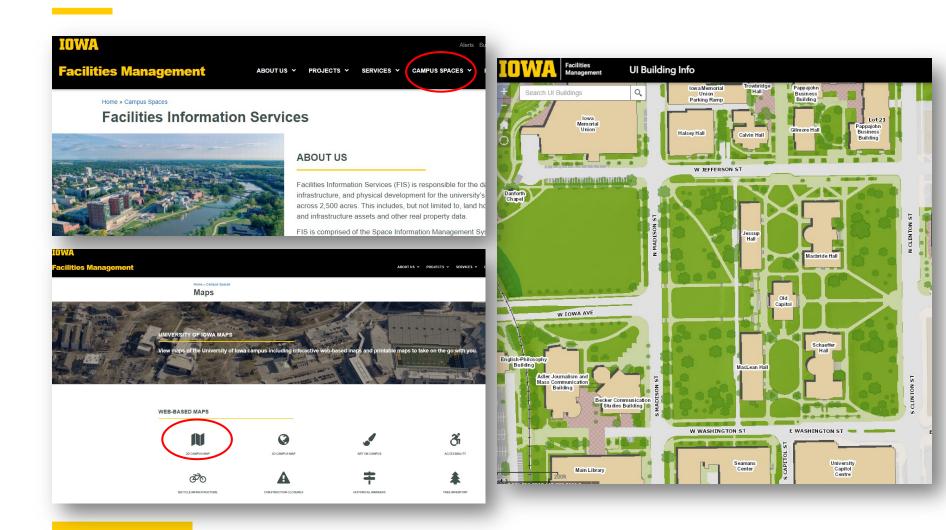
- → A great deal of university assets contain geographic components that are best visualized by combining their spatial (location data) with their critical attributes (descriptive data). The GIS team creates and maintains university web-based maps and printable campus maps.
- → GIS web-based maps are a blend of database management and digital mapping which allow users to view university infrastructure and site data with their critical attributes by way of interactive web-based maps
- → The GIS database includes aerial photos, buildings, rooms, parcels, proposed master planning scenarios, easements, contour (elevation) lines, FEMA floodplain extents, signs, exterior furniture and structures, land cover, parking, roads, sidewalks, trees, utilities and countless others.







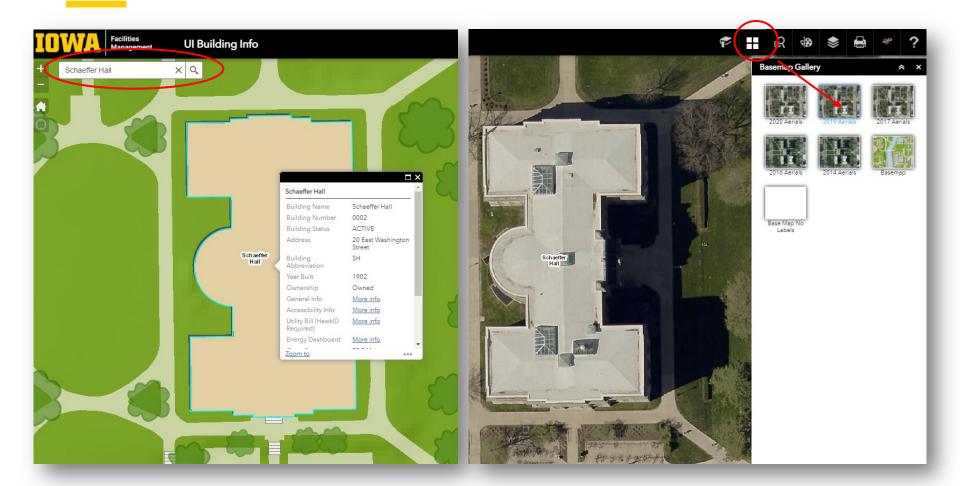
### **Campus 2D Map**



**Facilities Information Services (FIS)** 

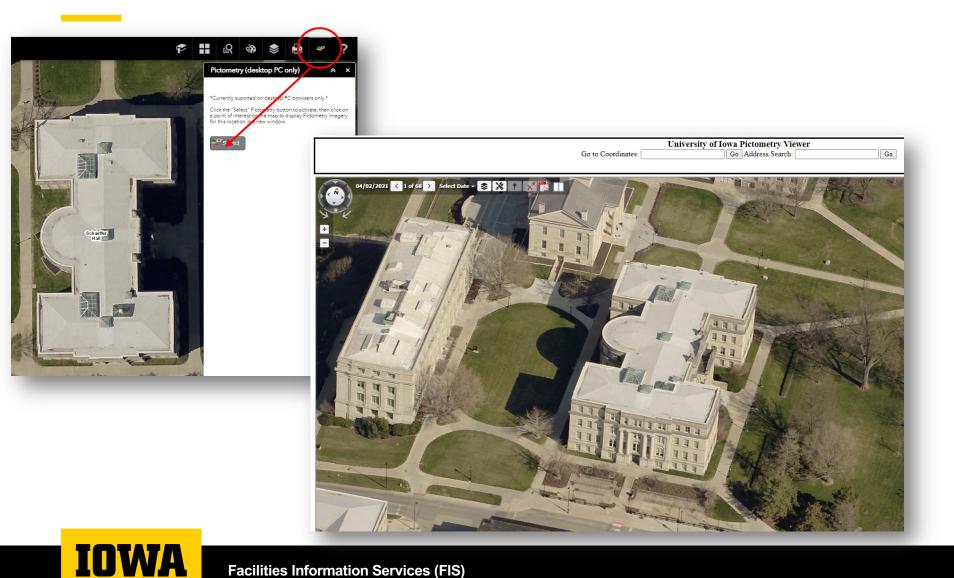
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### **Building Search and Aerials**



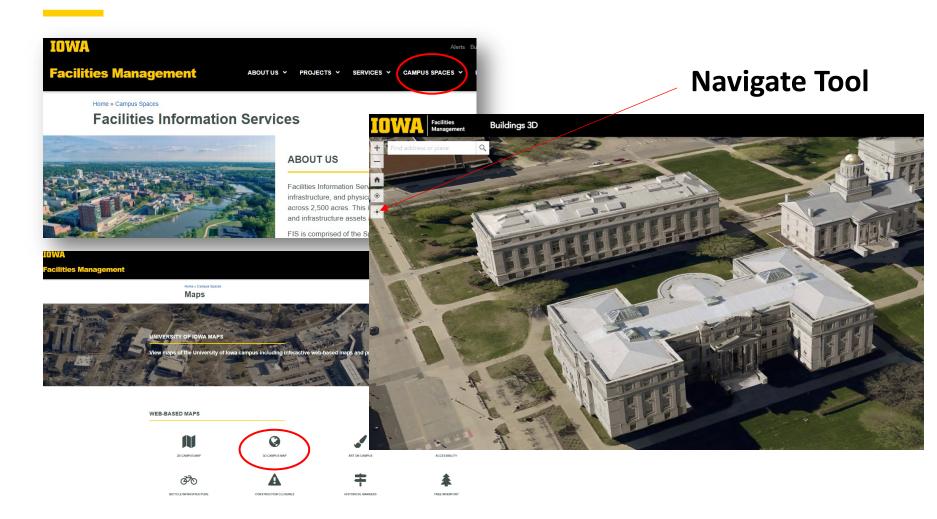
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#### **Pictometry – Birdseye Image**



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### **Campus 3D Map**

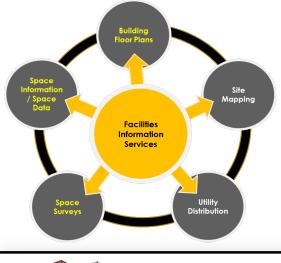




**Facilities Information Services (FIS)** 

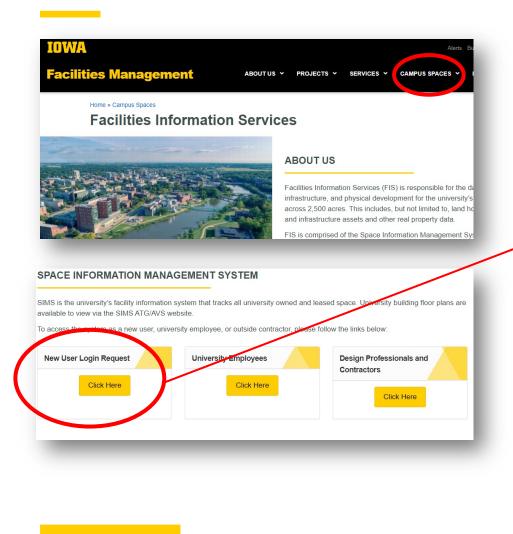
#### Space Information Management System (SIMS)

- → SIMS houses building information, building floor plans, and corresponding space data for all university buildings, owned and leased.
- → Floor plans are available to authorized users via the cloud-based UI Active Visual System operated by the Advanced Technologies Group (ATG).
- → SIMS Staff conducts building space surveys to verify accuracy of floor plans, room use, department occupancy, and other associated data.
- → Building and room inventory data is "pushed" to the university Data Warehouse (DWPROD) and integrated into other applications.





# Request Access to ATG



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a	JLL com	pany

CLIENT LOGIN | HOME

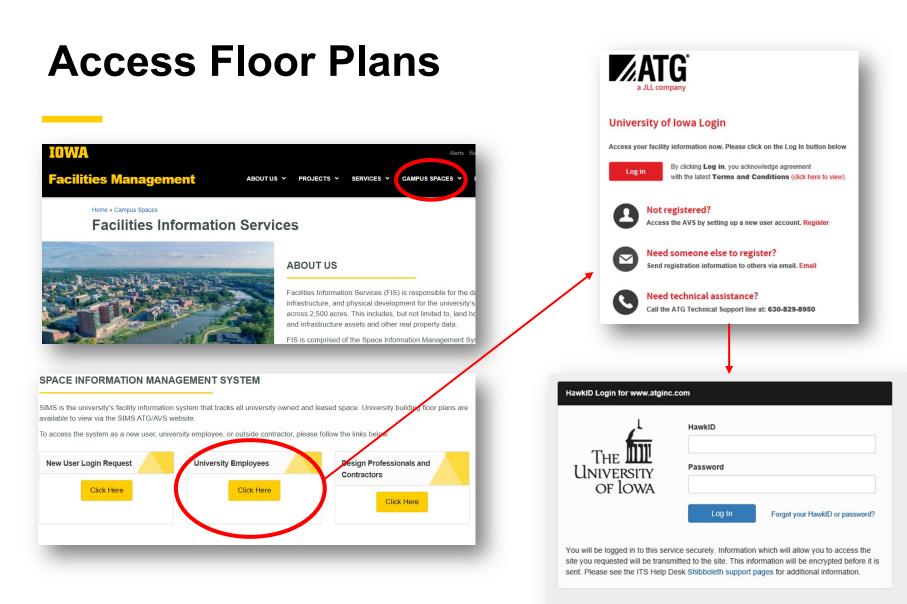
#### Active Visual System® Registration

Please fill out the following form completely and click 'Submit' to process your registration. An auto-reply email will be sent to you confirming your submission. A second email providing your usemame and password will be sent once your registration has been approved.

For immediate assistance, please contact us at 630.829.8950.

Indicates required fields.		
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**Facilities Information Services (FIS)** 



Please contact the ITS Help Desk for assistance, questions, or concerns.

**Facilities Information Services (FIS)** 

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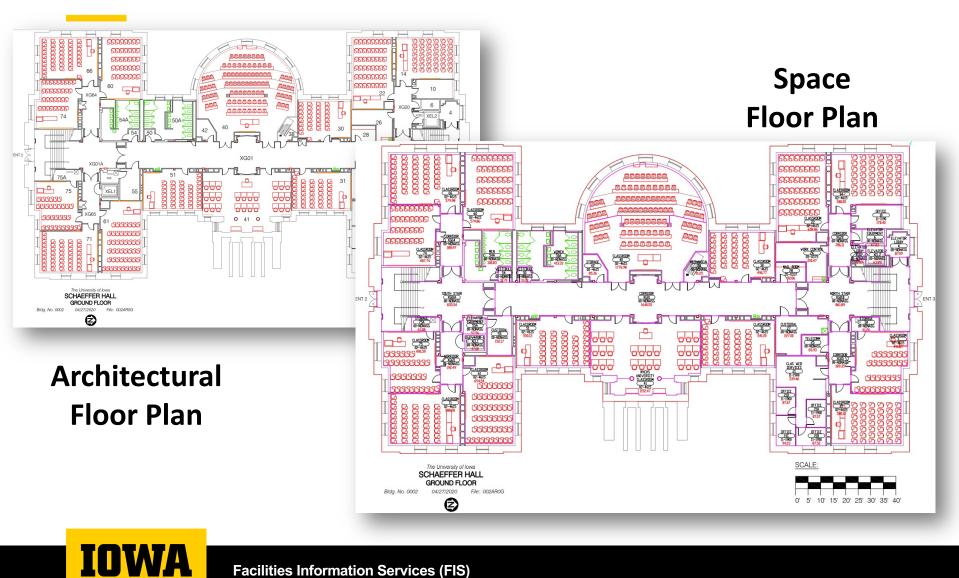
### Navigating to get Floor Plans



**Facilities Information Services (FIS)** 

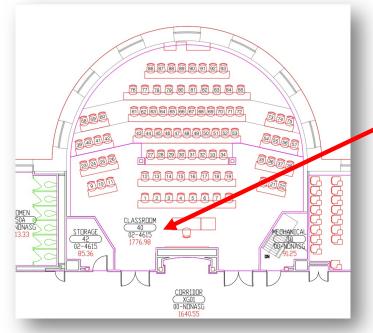
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### **Floor Plans - ATG**



Facilities Information Services (FIS)

### **Floor Plans - ATG**



Space Floor Plan

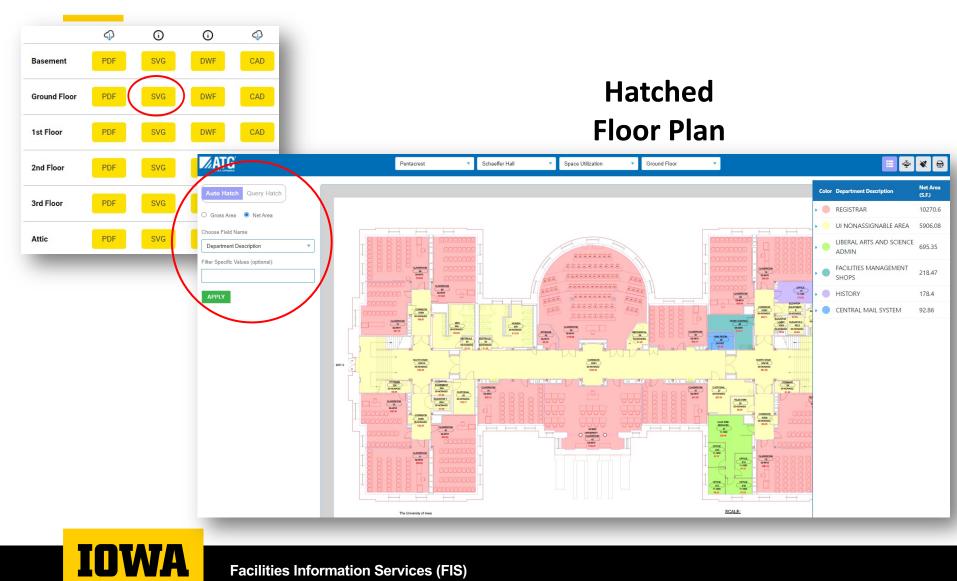
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### **Room Data**



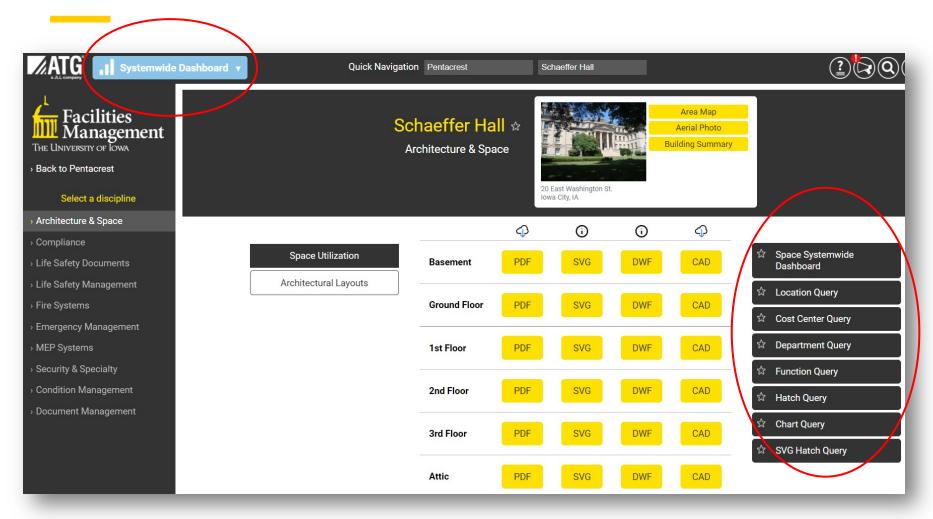
Field	Values
Site	MAIN CAMPUS (EAST)
Building	0002 SH
Floor	G
Room Number	40
Room Name	CLASSROOM
Responsibility Center	4615-40000
Responsibility Center Description	ROOM SCHEDULING
Department	02-4615
Department Description	REGISTRAR
Room Description	ASSIGNABLE
Space Definition	110 - CLASSROOM
Use Code	110003
Use Description	CLASSROOM - LECTURE
Function Code	1.1
Function Description	AA - INSTRUCTION
Division	UNIVERSITY CLASSROOM
Occupancy	96
Date Modified	02/23/2019
Floor Type	VINYL COMPOSITION TILE (VCT)
Custodial Service Level	DAILY
Recent Project	UI PROJECT 92828 - SCHAEFFER HALL REMODELING AND RENEWAL (1998)
Suite/Zone	UNIVERSITY CLASSROOM
Net S.F.	1776.98
DRAWING	002SP0G.dwg

## **SVG Hatch Query**



**Facilities Information Services (FIS)** 

### **Data Query and Charts**



#### **Facilities Information Services (FIS)**

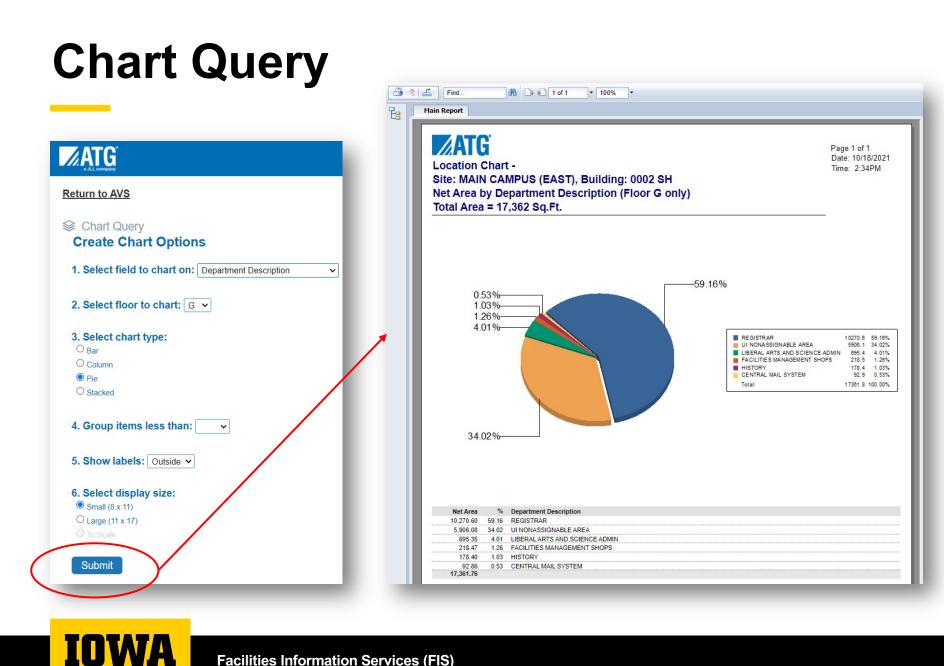
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### **Space Dashboard**

Space Utilization						Location S	Summary	Location Report Cost Center Summa	ry Department Sum
Click the bars on the graph to drillthrough the data. Hover	the bars or	n the grap	h to see	e details.					
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**Facilities Information Services (FIS)** 

### **SIMS Update**

Alerts Bu	IOWA Facilities Management Space Information
Facilities Management         ABOUT US × PROJECTS × SERVICES × CAMPUS SPACES × I	🖒 SIMS Space Update
Home » Campus Spaces Facilities Information Services	Contact Information:
ABOUT US	Name*:     Kirk A Banks       Email*:     kirk-banks@uiowa.edu
Facilities Information Services (FISUs responsible for the dainfrastructure, and physical development for the university's across 2,500 acres. This includes, but not limited to, land he and infrastructure assess and other real property data.	Contact same as Requestor?
FIS is comprised of the Space Information Management Sys	Location: Please choose a building
For quick facts on campus acreage, number of buildings and group square footage, etc., Vis FM Quick Facts. Request an update to a room's use, assignment, or occupancy with SIMS Update	Building*: 0002 - Schaeffer Hall
SPACE INFORMATION MANAGEMENT SYSTEM	Related Attachment: Please attach related files or photos.
SIMS is the university's facility information system that tracks all university owned and leased space. University building floor plans are available to view via the SIMS ATG/AVS website. To access the system as a new user, university employee, or outside contractor, please follow the links below:	+ Add Attachment
New User Login Request         University Employees         Design Professionals and Contractors           Click Here         Click Here         Click Here	



### **SIMS Update**

Room:	40	~	
		Current	New
Space Code & Description		110 - CLASSROOM	
Use Code & Description		CLASSROOM - LECTURE 110003	
Assigned Unit		02	
Assigned Department		02-4615 - REGISTRAR	
Occupying Unit		02	
Occupying Department		4615-40000 - ROOM SCHEDULING	
Occupant		None listed	Enter Occupant The SIMS Occupant Data is for informational use only and does not reconcile wi & Administration (F&A) Space Survey, F&A occupant information must be entere the Space Survey via the Self-Service application.
Capacity		96	Enter Capacity
Change Status		Permanent     Temporary	
Comments* (500 characters max):			
$\frown$			
Submit			



Facilities Information Services (FIS)

# **Questions?**





**Facilities Management** 





Wednesday, November 17, 2021 11:00 – Noon

Proposed Agenda:

- Fire and Life Safety and General Safety updates –Brent Anderson-FM Occupational Safety Manager
- Design Standards- Michael Kearns- FM Design and Construction Assistant Director, Capital Projects Quality Management



## Thank you!



