
Building Coordinator Meeting

Welcome!

September 16, 2020



Agenda

- Welcome - Dave Jackson 5 minutes
- Fall 2020 By the Numbers – Lynne Finn 10 minutes
- Meet Stratis & Recycle Updates - Beth MacKenzie 10 minutes
- Custodial Update - Andy Bruckner 5 minutes
- Moving Services - Steph Rourke 15 minutes
- Seasonal Switchover – Tom Moore 10 minutes
- Zoom Survey – FM Services 5 minutes

Fall 2020 By the Numbers

Lynne Finn-Associate Vice President



600

350

2,000

54

1

101

6,500

2
X

Recycle Updates

Beth MacKenzie – Recycle Coordinator

WHAT BIN DOES IT GO IN?



Find out at recycle.uiowa.edu

RECYCLE
LIKE A HAWK 

Meet Stratis!

Stratis Giannakouros – Office of Sustainability



Custodial Update

Andy Bruckner – Associate Director Custodial Services

- Custodial Services continues to address all covid calls
- 440 hours used on health stations
- 218 hours used in restroom stocking and supplies
- Addressing current open positions, several retirements.
- Tremendous effort from staff



Moving Services

Steph Rourke –
Manager,
FM@YourService

For emergencies, please call 319-335-5071, 24/7.

[Click here for site instructions](#)



Request Maintenance

Building Maintenance
Custodial Maintenance
Ground Maintenance



Order Work or Keys

Get Keys
Install/Hang Small Items
Moving Services (non-project)



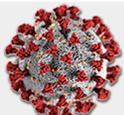
Request Project

Renovate Space
Install Signage/Furniture/etc.



Get Help

Request Maintenance Estimate
Contact Us
Additional Resources



Ask a COVID-19 Question

FM Operations

FM Three Year Plan – Voluntary Budget Reduction and Repositioning

Planning Principles:

- Support UI's core mission and strategic plan
- Provide budget certainty to other UI budgeting efforts
- Transparency and partnership with those we serve
- **Refine and redefine what's valued by those we serve**
- **Reposition the organization for a changing future**

Strategies:

- Automate manual activities to reduce resourcing requirements
- Increase productivity in service delivery systems and stewardship efforts
- Realign non-core services and activities to appropriate UI budgets and define tighter service levels.
- Explore strategic sourcing of niche services
- Staff to meet new technological and industry challenges
- Harness technology and data analytics to identify cost reduction opportunities
- Restructure Facilities Management and cross functionally deploy organizational talent.

Moving and Maintenance-Shop 228—primary work

- ITS Closets-Preventive Maintenance (PM)
- Parking and Transportation-Maintenance and PM's
- Maintenance of 7 GEF buildings
- Moving Services

Shop 228 Transition Opportunities

- Retirements: Mike Allen and Mike Kirkey to retire October 2, 2020
- Re-evaluate: How does the work currently being done in Shop 228 align with the 3-year plan strategies?
- Respond: Great partnerships developed with Parking and Transportation; Area Maintenance Shops; Purchasing/Moving Vendors.

Moving and Maintenance-Shop 228—primary work

- Maintenance of 7 GEF buildings-
transition to FM Shop 203---June 2020
- Parking and Transportation-Maintenance and PM's-
transition to Parking and Transportation—July 2020
- ITS Closets-Preventive Maintenance (PM)-
transition to FM Shop 201-September 2020
- Moving Services-
transition to direct purchase from UI Purchasing
Vendors---September 2020

Moving and Maintenance-Shop 228—primary work

- ITS Closets-Preventive Maintenance (PM)-transitioned to FM Shop 201---**Restructure Facilities Management and cross functionally deploy organizational talent.**
- Parking and Transportation-Maintenance and PM's-transitioned to Parking and Transportation---**Realign non-core services and activities to appropriate UI budgets and define tighter service levels.**
- Maintenance of 7 GEF buildings-transitioned to FM Shop 203---**Restructure Facilities Management and cross functionally deploy organizational talent.**
- Moving Services-transitioning to UI Purchasing Vendors---**Realign non-core services and activities to appropriate UI budgets and define tighter service levels and Explore strategic sourcing of niche services**

Shop 228 Repositioning Benefits

- Create efficiencies through work shift to Parking and Traffic, expense savings for Parking and Transportation by eliminating chargebacks
- Consolidate maintenance work into larger work group, for efficiency and redundancy.
- Streamline building maintenance work, with direct execution of work.
- Allow for focus and expansion of FM@YS.
- Streamline moving services by directly connecting customer to service provider.
- Eliminate need to backfill vacancies from retirements – overhead efficiencies.
- Outsourced moving services aligns variable need rather than full time staffing.

Moving Services Next Steps

- With UI Purchasing as a partner, determined best strategy to source this work for efficiency and cost reduction to campus customers/partners. “Mirrored” process after waste management transition
- Moving vendors available on the Purchasing website
- Separate email to be sent to BC’s with Purchasing link to locate and learn vendor information
- Liaisons during transition: Steph Rourke-FM; Renee Funk/Greg Snipes-Purchasing



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

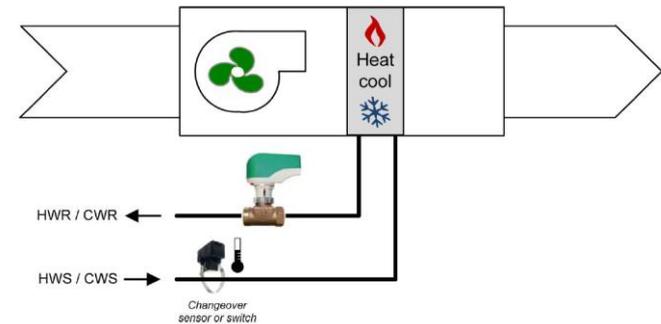
- Two-Pipe System: When heating and cooling share hydronic piping, each fan-coil only has one supply pipe and one return pipe.
- Four-Pipe System: When heating and cooling have separate hydronic piping, fan-coils have two supply pipes and two return pipes.

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 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 a 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.

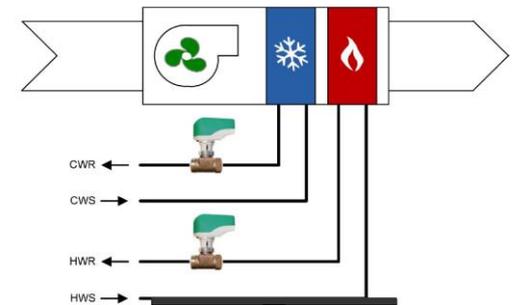


**These buildings do not typically have air handling units, but rather fan coils or radiant heat*

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 and phased approach based on weather conditions

Phase 1: 2-Pipe Transition to Heating:

- Daytime temperatures are consistently below 60F-65F and nighttime temperatures are near freezing
- Communication will be sent to these building coordinators when this phase begins
 - HH, VAN, PH, SSH, EPB, IMU, ERF, PHAR, FH, SHC, AB, MEB, WL, MRF, MRC
 - Critical spaces will be given higher priority and evaluated on a case-by-case basis

Phase 2: Draining of Chilled Water Coils:

- Once near-freezing temperatures become consistent in the forecast, draining of the chilled water coils will begin

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

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!

Zoom Poll

- Surveying your thoughts on our services
- Multiple choice responses
- Six questions to answer
- Hit the green “submit” button when finished

Questions?



Next Meeting

October Building Coordinator Meeting

Wednesday, October 14, 2020

11:00 AM – Noon

Via Zoom Link

Thanks for attending!

