WELCOME!!

Monthly Building Coordinator Meeting
Via ZOOM

October 18, 2023
Agenda

- 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

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

TRAVIS Lenz
Area 201 Manager, Facilities Management
WELCOME TO IOWA

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
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
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
Dear Building Coordinators,

As discussed at the October Building Coordinator meeting, we will now begin the switchover of your 2-pipe system from cooling mode to heating mode. Beginning the week of [insert date], Facilities Management will begin the annual fall process and anticipate swapping the process by the end of October. Here is a timeline for you to read and to share with your building occupants if you would like. Please feel free to modify as needed for your communication needs.

Please note this notice from Facilities Management regarding the seasonal switchovers for 2-pipe systems:

Facilities Management will begin the building switchover process from cooling mode to heating mode in the near future. A 2-pipe system means that once the chiller is done, the heating will follow. Facilities Management schedules this not too early or too late to ensure we do not have a high or low temperature. We have been running the system at different temperatures during the summer, and as we approach the fall, this process will begin soon.

Please remember that during these transition months, individual comfort is best addressed by varying the thermostat at your workstation. During the switchover, initial noises that are not normal in either warm or cool weather situations can be expected. Please be aware and briefly adjust settings to prevent building temperatures from dropping very quickly. Building temperatures from dropping very quickly may cause discomfort and/or damage devices such as computers and other equipment.

Facilities Management will be working through our building switchovers in addition to other buildings across campus. Thank you for your patience. As we work through this process, if you have any questions or concerns, please contact Facilities Management at [insert contact information].

Regards,

[Insert Name]
Senior Manager of Operations and Maintenance

[Insert Contact Information]
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!
Questions?
Drysparse Inc.

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

Building Coordinators

October 18, 2023
Start your story here

VIRTUAL TOUR ➔
AREAS OF STUDY ➔
COST AND AID ➔
What is Dryspace?

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!

Dryspace Inc
Experience and Tradition

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?

→ Provide customers with one of life’s most basic needs, a “DRY SPACE” to keep their things.
What Do We Do?

- Roof Leaks
- Emergency Response
- Foundation Leaks

Anything That Deals With Keeping Water Out Of Your Buildings!
What Do We Do?

→ 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

→ Repair and Maintenance
  • Service Calls
    • Roof Leaks
    • Storm Damage
  • Annual Inspections
    • Roof Cleaning
    • Inspect for damage
  • Preventative Maintenance
    • Stop leaks before they happen
The University of Iowa

→ 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
Evolution of Process
Dryspace WO – the past

→ Dryspace Work Flow
  • Leak inspection and repair is complete
  • Carbon Copy WO Completed
  • In Person Review
Evolution Of Process

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

- Roof Logic
- Partnership
- AiM
Justin Martin
Dryspace - Lead Service Technician
U of I
Service and Repair

- 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

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

Thank you!
University of Iowa Fire Safety

Fire Safety
What We Do

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

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

- 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

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

→ Maintain Access to Extinguisher
Flammable Containers
Outside of Flammable Liquid Cabinets
Questions?

Thank you!
Building Coordinator

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!