WELCOME

Monthly Building Coordinator Meeting

Via ZOOM

June 19, 2024

Agenda

Enhancement to FM@YourService Portal:
Steve Sawyer, FMIT Lead Technology Specialist

Test of Chilled Water System - Recap:
Andy Van Etten, Associate Director, FM Asset Optimization Services

Newton Road Project:
Martha Stoakes and Brian Beneke, FM Design and Construction

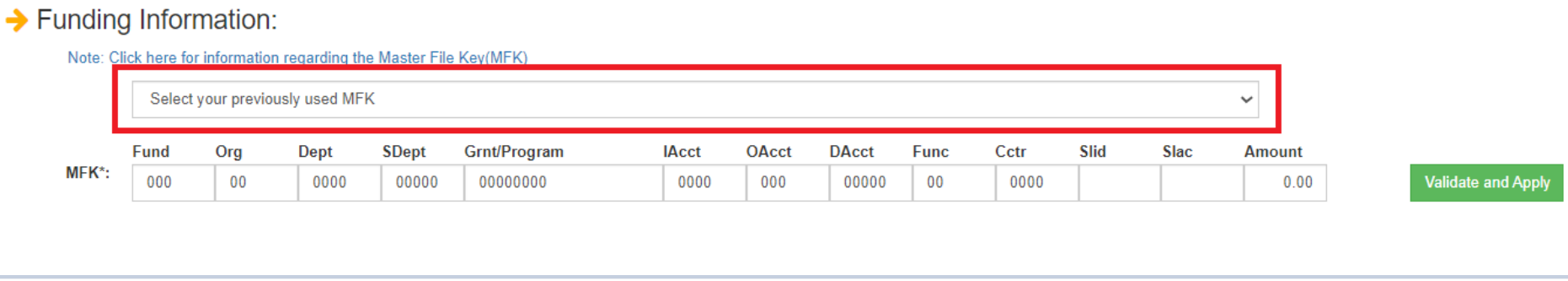
Enhancing Campus Security:
Jan McDonald, Director, Security Engineering Services

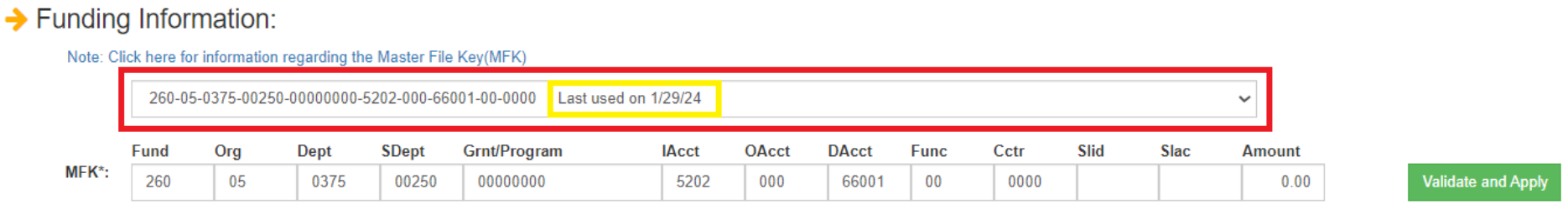
Saved MFK Feature: Customer Request Feedback

FM@YourService Service Request Portal

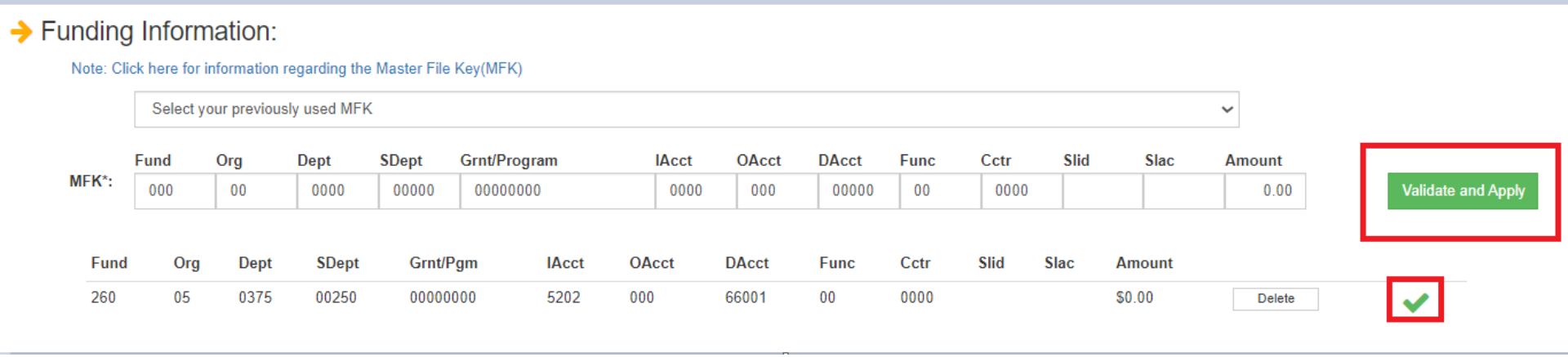
FM@YourService Saved MFK History

- On both Yellow and Black button requests up to last 10 used MFKs are now going to be saved and available for selecting.





FM@YourService Saved MFK History

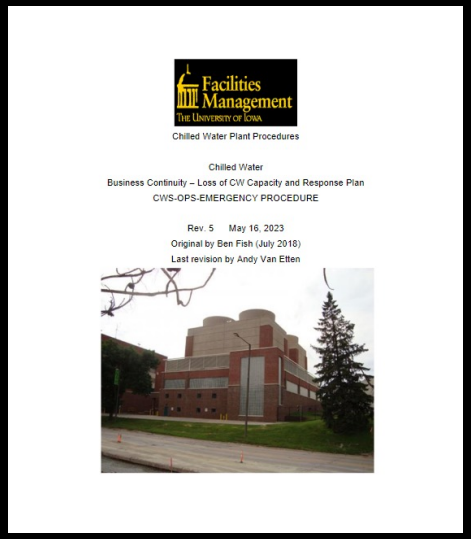


→ Notes:

- MFKs are stored according to the logged in user, not the contact info on the page.
- Saved MFKs are per button (yellow and black), per user.
- Must still click the Validate and Apply button after selecting the MFK.
- Saved MFK history goes back to the beginning of time on the portal.

Chilled Water Business Continuity Plan

6/19/24


Facilities Management
The University of Iowa

Chilled Water Plant Procedures

Chilled Water
Business Continuity – Loss of CW Capacity and Response Plan
CWS-OPS-EMERGENCY PROCEDURE

Rev. 5 May 16, 2023
Original by Ben Fish (July 2018)
Last revision by Andy Van Etten

CW Business Continuity- Purpose

- This plan provides information and guidance for the University of Iowa Chilled Water Plant System in the event of a loss of capacity, which affects the availability of chilled water supply to campus buildings. The procedure has three levels of response depending on the severity and nature of the event. The procedure provides guidance to Chilled Water production on identification for a loss of capacity, steps to reduce demand in non-critical buildings, and further guidance to reduce demand in critical buildings.

- The goal of this procedure is to prioritize delivery of Chilled Water to critical buildings by shutting down non-critical chilled water

3 Priority Levels Explained

- **Low Level** – The Engie Operations team has identified a critical capacity issue due to extreme weather conditions or known and understood equipment issues. Level 1 events should only impact low priority customers outlined in section E. **Level 1 events should be communicated to campus with several hours or days of notice.**

- **Medium Level** – The Engie Operations team has identified an unexpected equipment issue with either short term or limited impact to campus. Level 2 events should only impact low priority customers outlined in section E. **Communication to campus will happen after countermeasures are taken by the Engie operations team.**

- **High Level** – The Engie Operations Team has identified an unexpected equipment issue with significant Chilled Water impacts to campus. Level 3 events require coordination with UI FM to initiate the **CW Business** Continuity - Building Operations BAS Action List**. Communication to campus will happen with as much notice as possible.**

Low / Medium Levels - How

- We rely on Chiller Plant staff to reduce flow to lower priority buildings using the CW interface valves.

West Campus	East Campus	
College of Public Health	Adler	Old Capitol
Nursing	Schaeffer	Jessup
Westlawn	Phillips	Calvin
	Blank Honors	Gilmore
	North Hall	Maclean
	Pomerantz	Becker
		Stuit

High Level – How?

- We utilize software to reduce Chilled Water demand on campus. The program is designed to reduce demand in non-critical buildings using the building automation system. This is preferred during longer outages because important loads such as IT closets in these buildings are still provided Chilled Water.

University Roles

- **Communication** –Inside and outside of the FM organization
- **“Hitting the Button”** – Controls group is responsible for starting and ending the program
- **Monitor** – While the plan is activated, we will monitor the CW loop conditions and work with the CW Plant (Engie) to make course corrections and decisions.
- **Compile** – After the service issue is resolved and the CW business Continuity Plan is deactivated, we need to analyze the data and analyze customer impacts
- **Continuous Improvement** – Look for opportunities to improve using the data from the latest test or event.

CW Plant Role - Engie

- The chilled water plant is continuously monitoring the CW loop and building interfaces.
- Identify issues in the CW operation quickly and react according to the CW BC plan
- Communication!!!

CW Business Continuity - Maintenance

- March– UI review the plan and update contacts, equipment changes, content, Update AiM template with the latest CW BC plan
- April – Pretest meeting with UI and Engie
- Early May - Controls review PM
- May or Early June - Chilled Water Business Continuity Test
- One week after test - Debrief test results / Action items
- July – Postmortem/ results review
- Cooling Season – Monitor and be ready

Questions?

Project 1006501- Institutional Roads – Construct New Road- Newton Road to Fountain Entrance

Design and Construction Summary

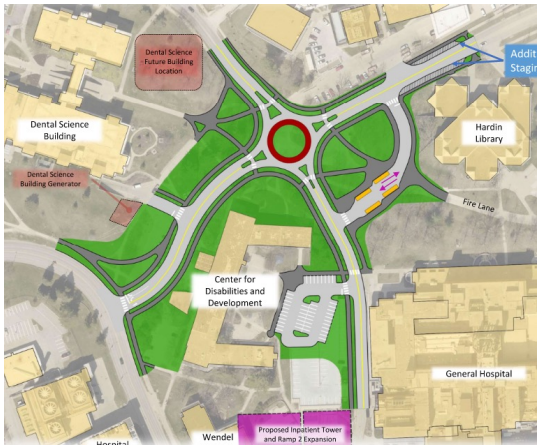
Design Phase

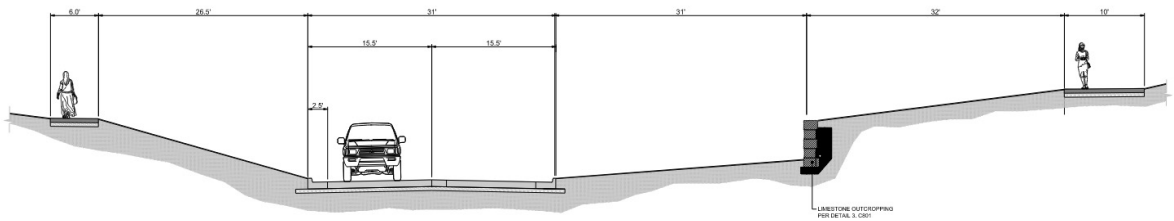
Overview

- Project Location
  - Adjacent structures
  - Existing roads
  - Elevation change
- Project Goals
  - Exit from Ramp 2
  - Access to Fountain Entrance
  - Second option for construction entrance during IPT project

Site Plan

- Overview
  - Bus navigation
  - Pedestrian flow
  - Landscaping
  - College of Medicine sign
  - Grading

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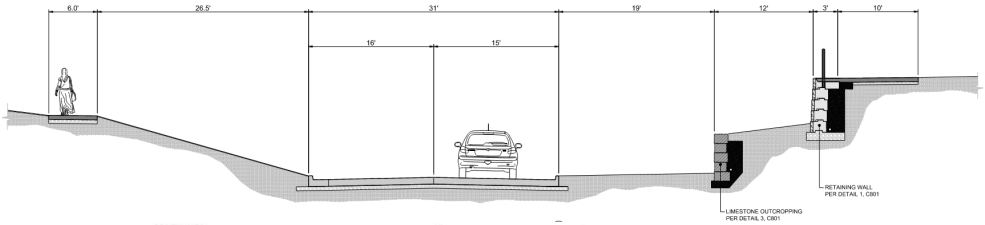
LIMESTONE OUTCROPPING PER DETAIL 3, C801


6.0'
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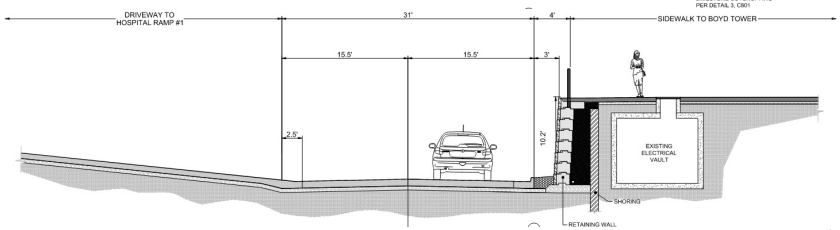
RETAINING WALL PER DETAIL 1, C801
LIMESTONE OUTCROPPING PER DETAIL 3, C801


DRIVEWAY TO HOSPITAL RAMP #1
31'
4'
SIDEWALK TO BOYD TOWER
15.5'
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3'
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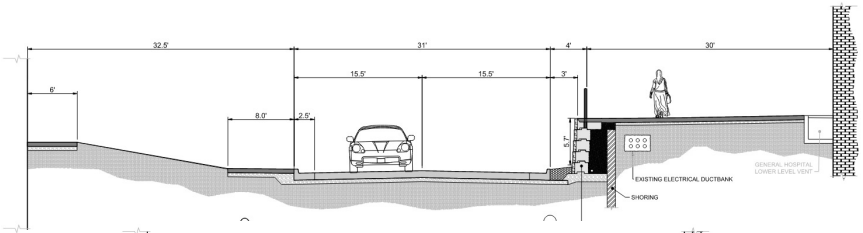
10.2'
EXISTING ELECTRICAL VAULT
SHORING
RETAINING WALL


32.5'
31'
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30'
6'
15.5'
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8.0'
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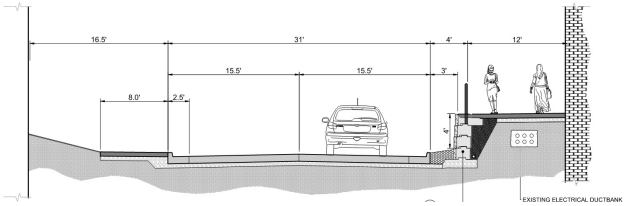
1'
EXISTING ELECTRICAL DUCTBANK
SHORING
GENERAL HOSPITAL LOWER LEVEL VENT


16.5'
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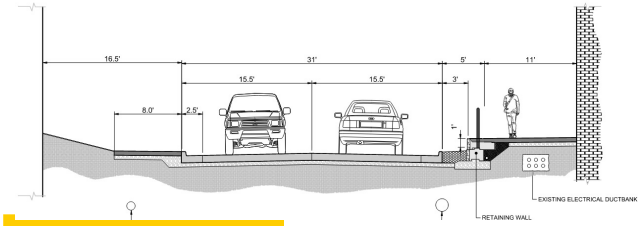
EXISTING ELECTRICAL DUCTBANK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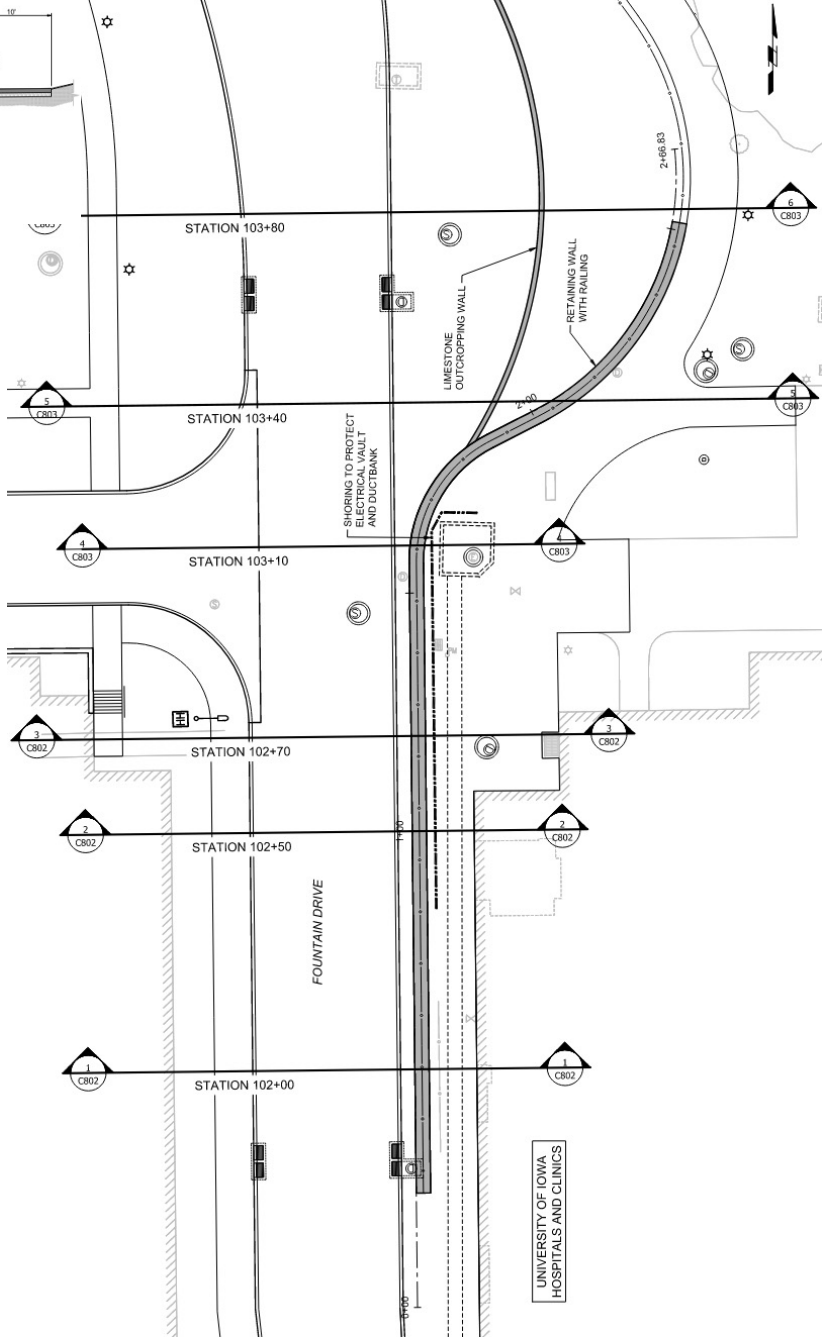
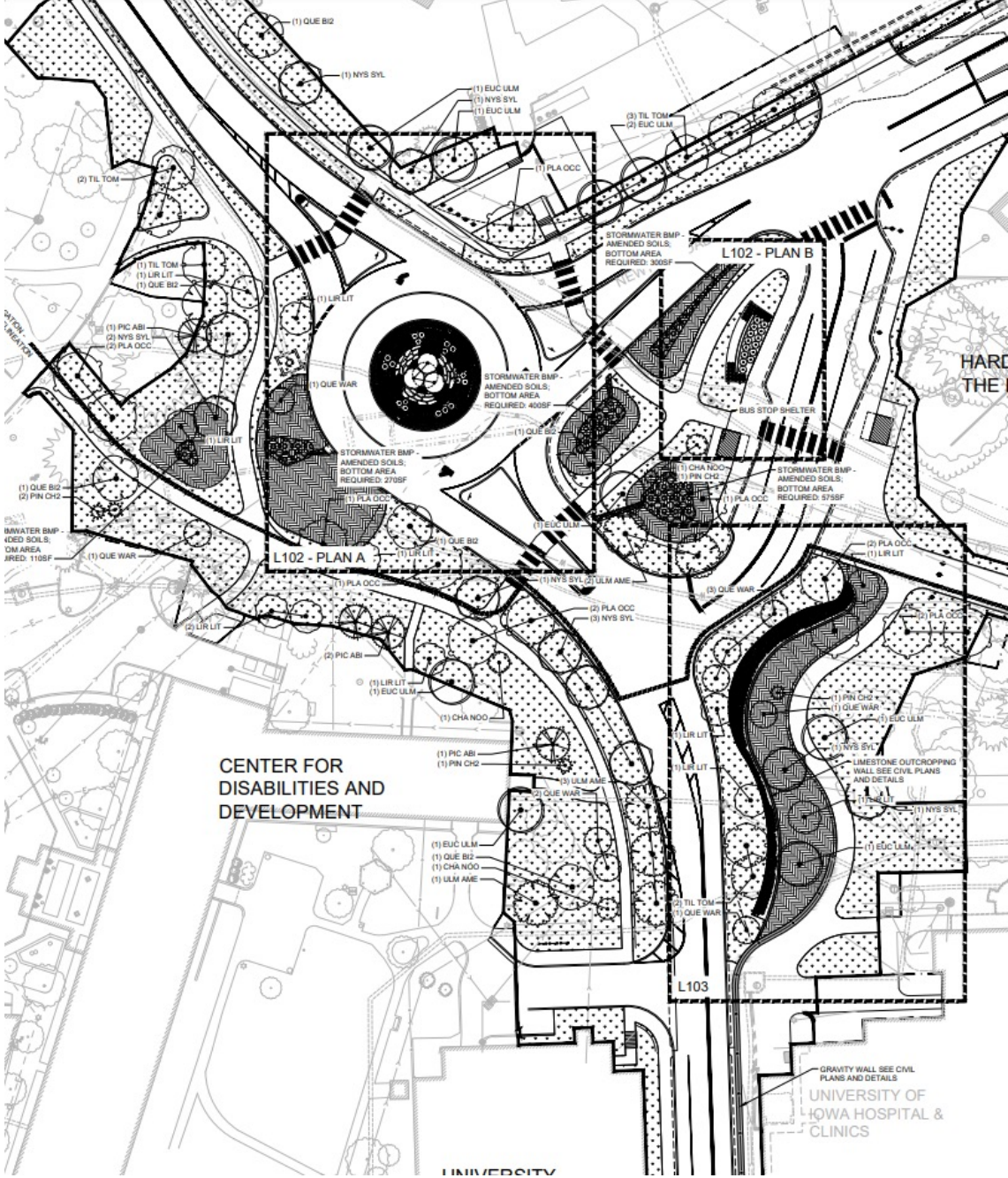
EXISTING ELECTRICAL DUCTBANK
RETAINING WALL

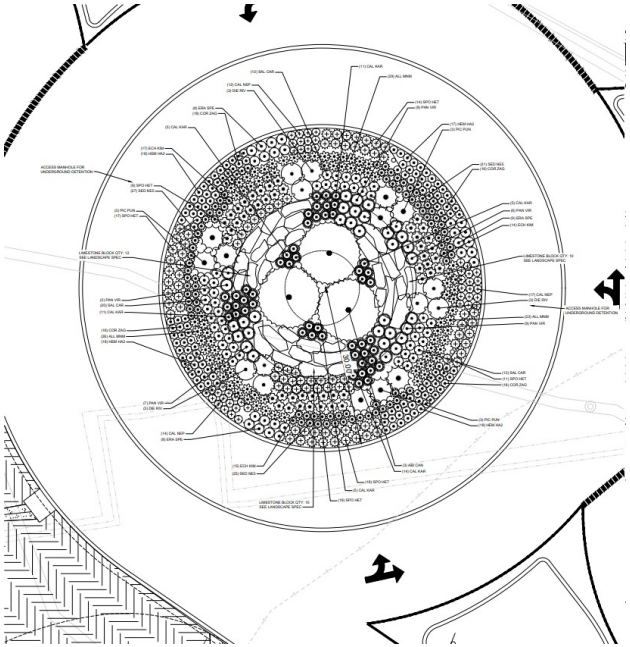

STATION 103+80
STATION 103+40
STATION 103+10
STATION 102+70
STATION 102+50
STATION 102+00
LIMESTONE OUTCROPPING WALL
RETAINING WALL WITH RAILING
SHORING TO PROTECT ELECTRICAL VAULT AND DUCTBANK
FOUNTAIN DRIVE
UNIVERSITY OF IOWA HOSPITALS AND CLINICS
2466.83
C803
C802

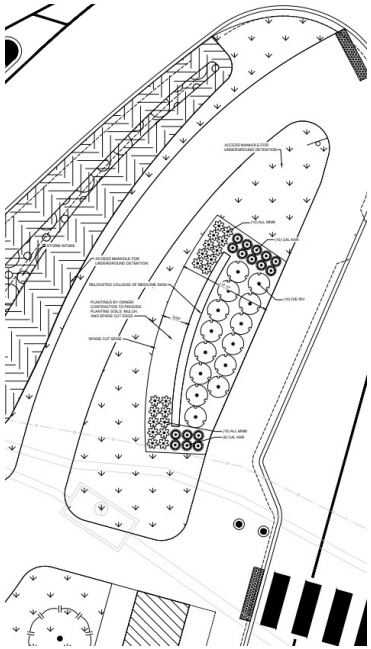
Landscape

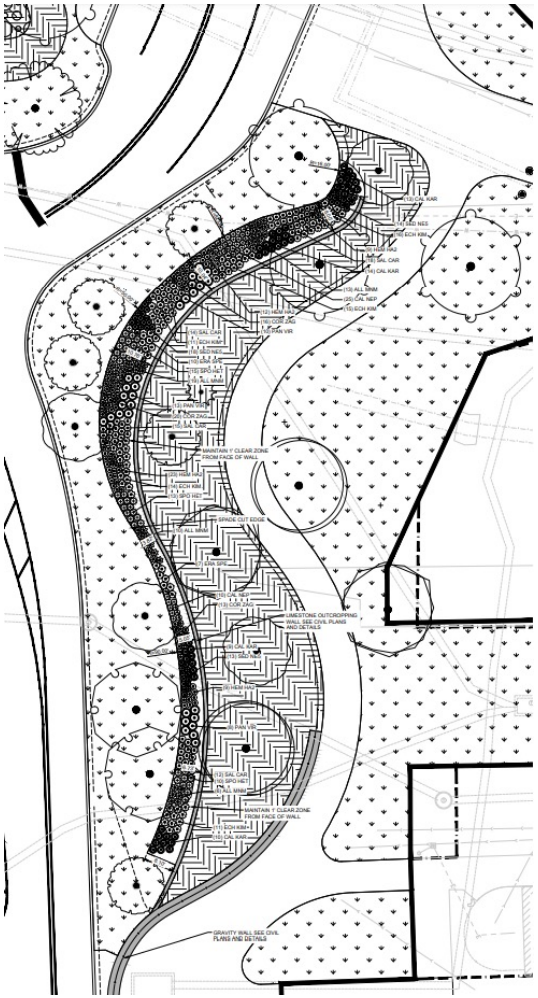
- Trees
  - 106 trees removed
  - 20 trees transplanted
  - 78 trees planted
  - 3 large oaks designed around
  - 28 trees planted off site
- Stormwater
  - 2 large underground detention basins
  - Bioretention cells and amended soils
- Plantings



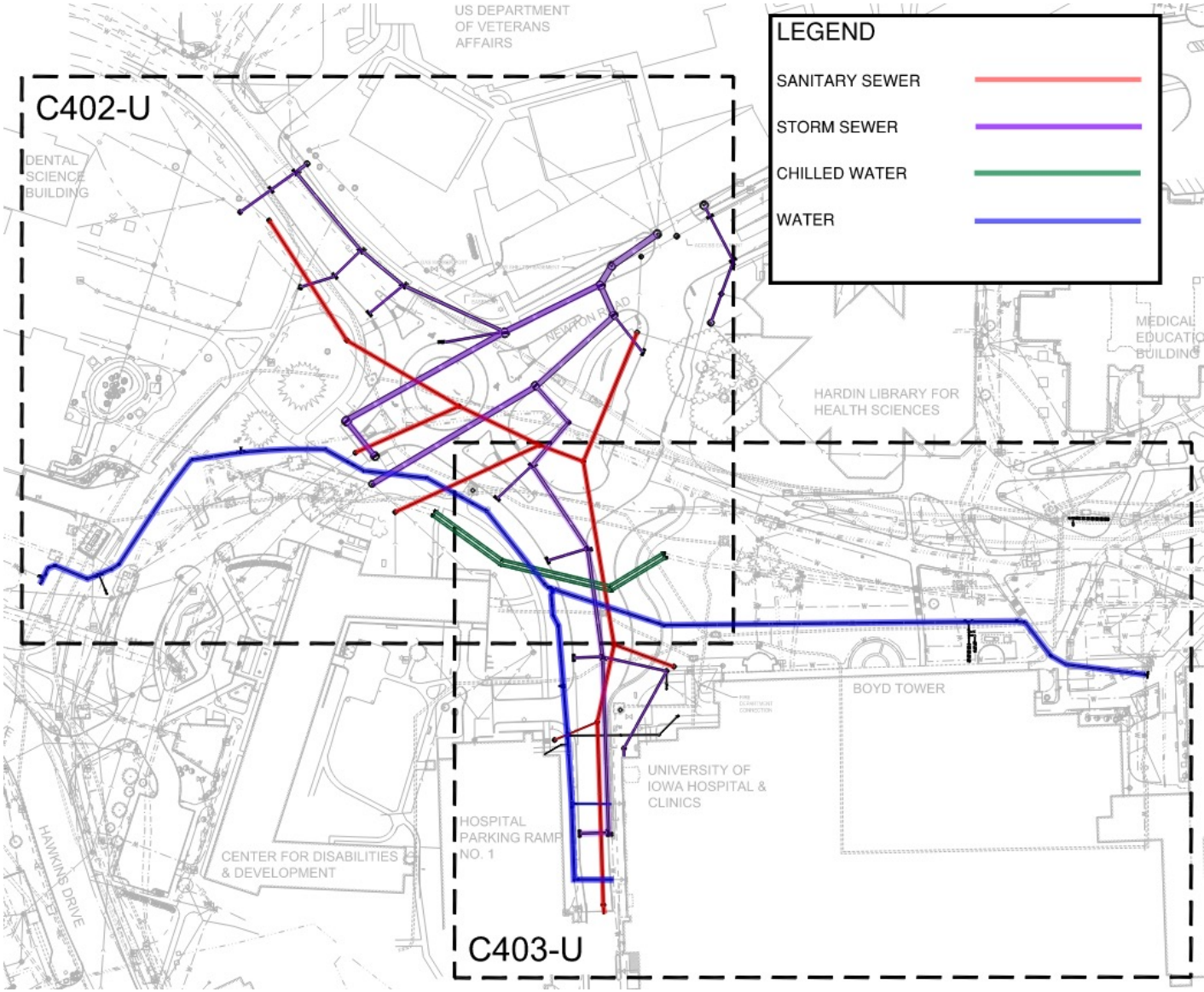
Plantings







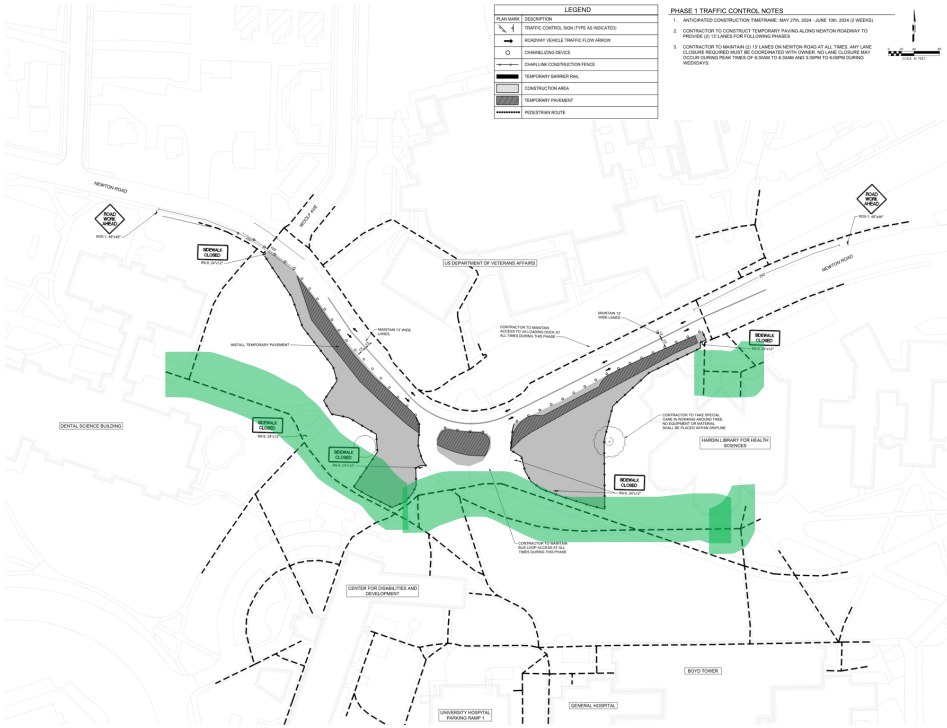
Utilities


LEGEND
SANITARY SEWER
STORM SEWER
CHILLED WATER
WATER
C402-U
C403-U
US DEPARTMENT OF VETERANS AFFAIRS
DENTAL SCIENCE BUILDING
NEWTON ROAD
HARDIN LIBRARY FOR HEALTH SCIENCES
BOYD TOWER
UNIVERSITY OF IOWA HOSPITAL & CLINICS
HOSPITAL PARKING RAMP NO. 1
CENTER FOR DISABILITIES & DEVELOPMENT
HAWKINS DRIVE

Construction Phase

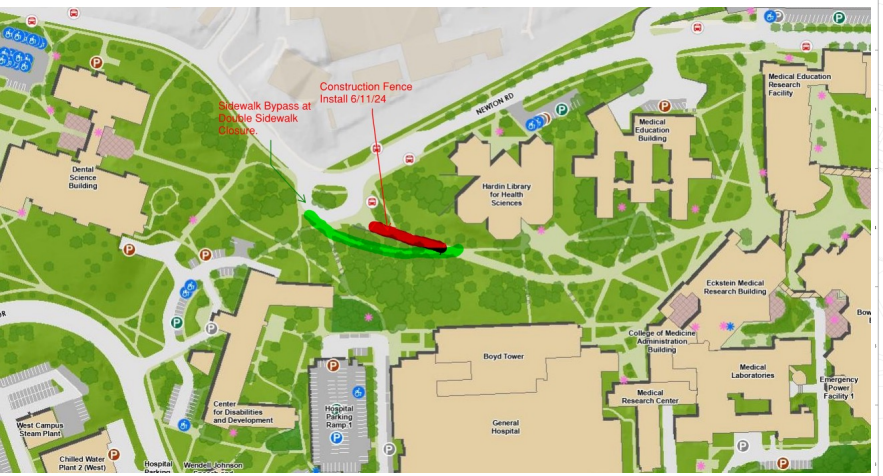
Phase 1 Work – 17 May to 10 June

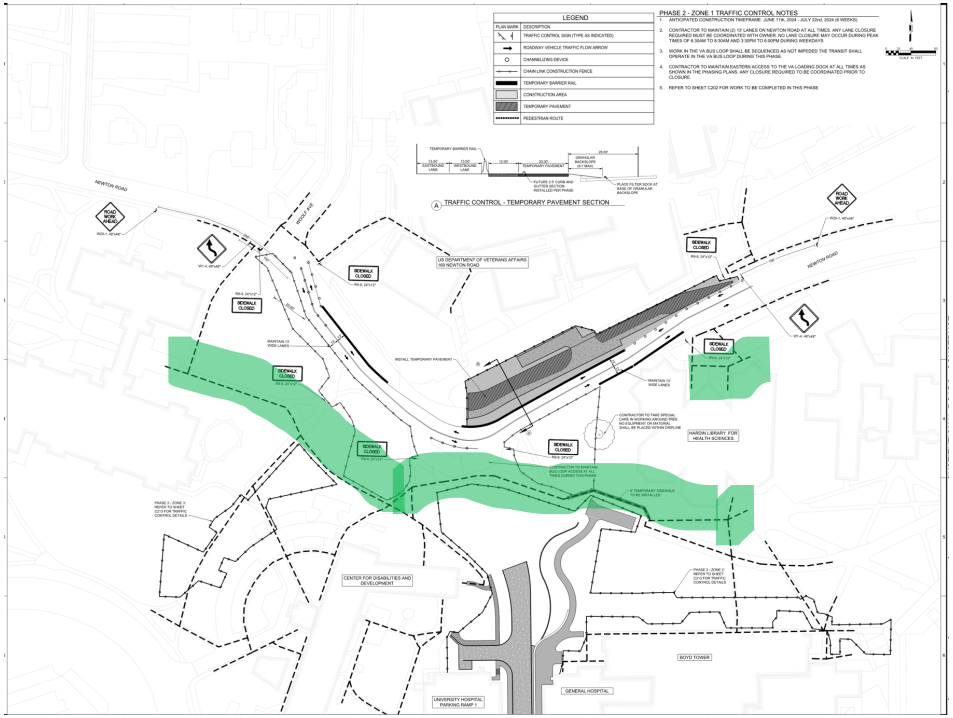
- Widening of South Lanes of Newton (Temp. for Construction)
  - NOTE: Bus Loop Remains Open Until Phase 4(
- Summary Impacts to Area
  - Portion of Sidewalk South of Newton Closed
  - Staging in and Around Bus Loop



Phase 2 Work –Zone 1– 11June to 22 July

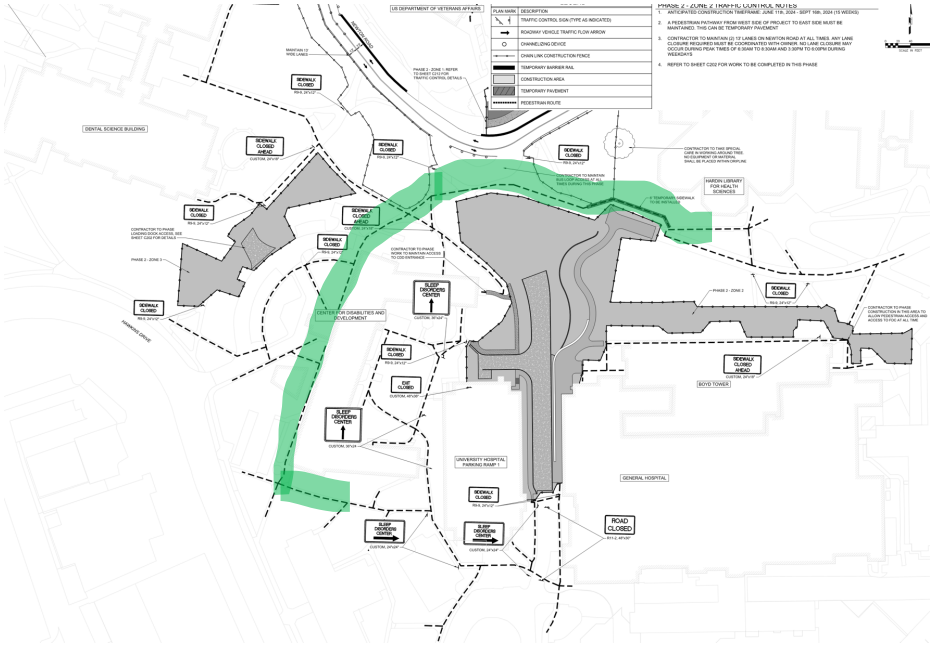
- Widening of South Lanes of Newton (Temp. for Construction)
  - Sanitary, Storm Sewer Work – Starting near Newton Road
- Summary Impacts to Area
  - Re – Route and Temporary Loop to Double Sidewalk/Drive lane
  - Lane shifts on Newton Road





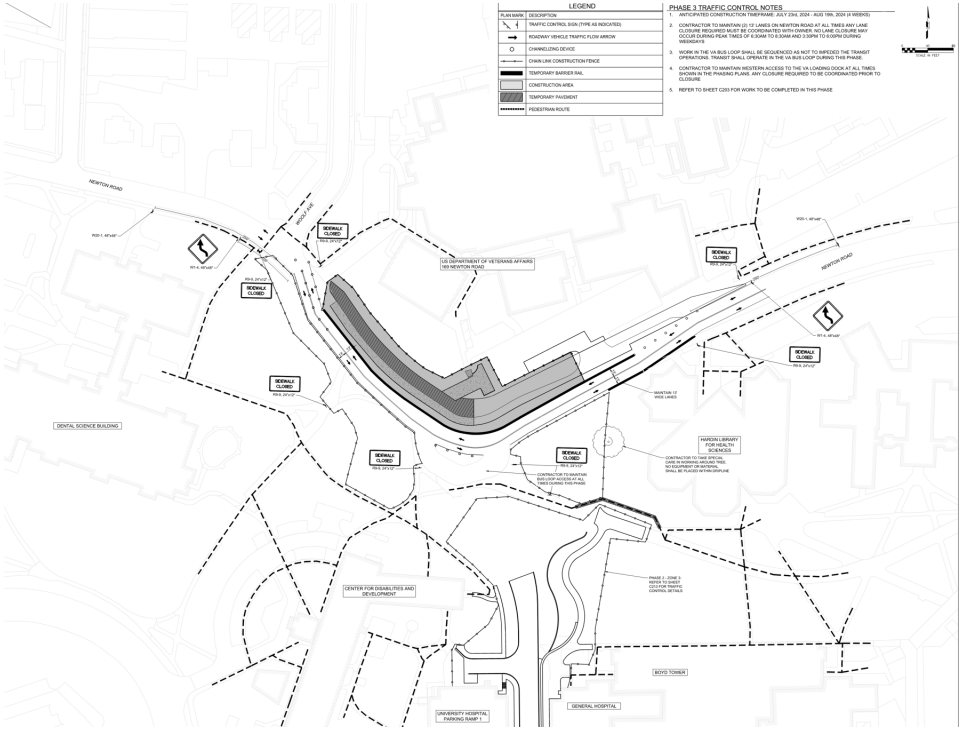
Phase 2 Work –Zone 2– 24 June to 16 September

- Project Core – Utility Construction
  - Site Grading – Retaining Wall
  - Storm and Sanitary Sewer
  - Water Service
  - Paving
  - Loading Dock(Temp) at Dentistry
- Summary Impacts to Area
  - Re-Route from Bus Loop to West of CDD
  - Stairs through Center of Project Closed



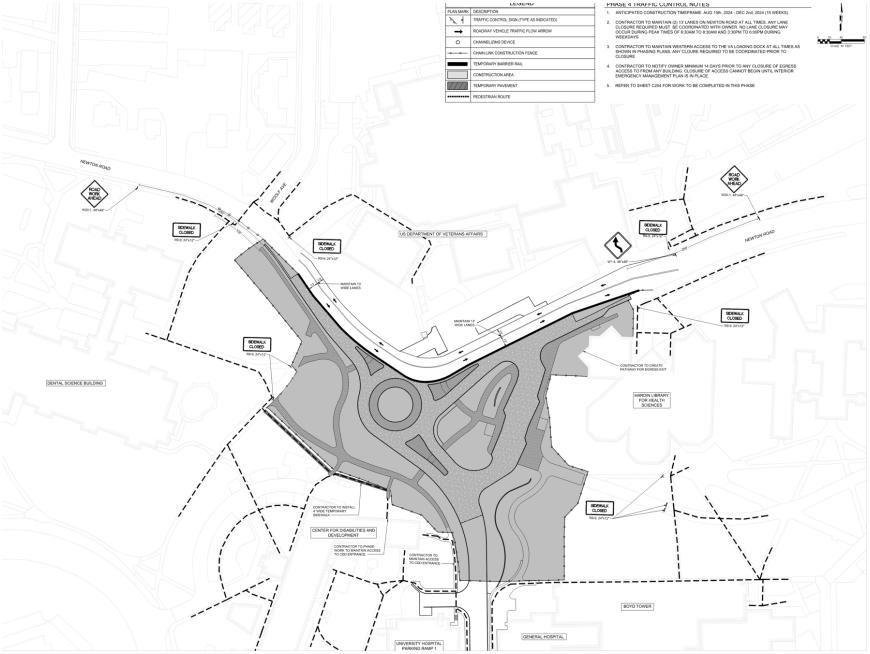
Phase 3 Work — 23 July to 19 August

- Newton Road Temp. Paving
  - Temp Paving to Accommodate Sewer Work
- Summary Impacts to Area
  - Lane Shifts
  - Pedestrian Unchanged



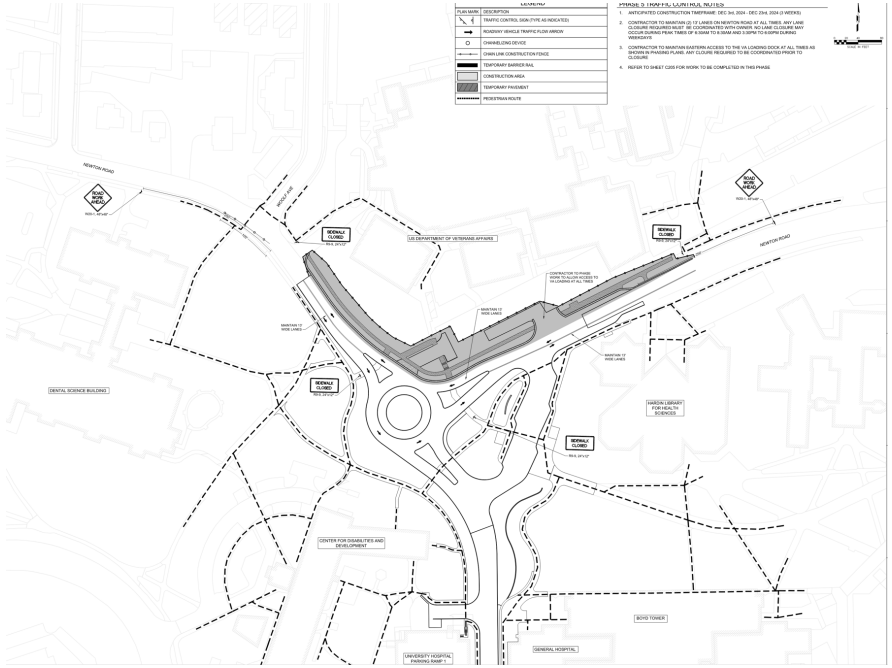
Phase 4 Work – 15 August to 2 December

- Project Bus Loop Area
  - Underground Detention
- Summary Impacts to Area
  - Bus Loop Closes – Temporary Bus Stops Only
  - Still Re-Route to West of CDD
  - Core Area Still Closed – Dentistry to Bowen



Phase 5 Work – 3 December to 23 December

- North Newton – Near VA
  - Restore Sidewalk
- Summary Impacts to Area
  - North Sidewalk, Newton Road Closed
  - New Loop Open



IOWA

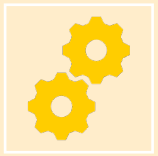
Security Engineering Services

Enhancing Campus Security

TRAKA KEY MANAGEMENT SYSTEMS

June 2024

Introduction

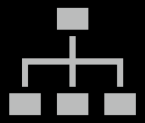


As Campus Safety at the University of Iowa, Security Engineering Services (SES) recognized the need for enhanced security measures to protect our diverse community and sprawling campus.

In response to this need, we adopted Traka Key Management Systems, significantly enhancing security, efficiency, and safety.

Policy Context and Challenges

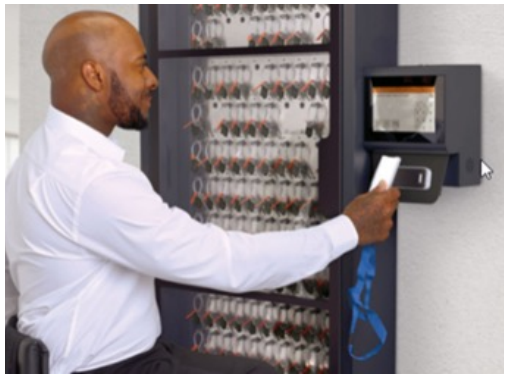
We operate under policy “41.2 Responsibility for Issuing and Controlling Keys”, which mandates academic deans and chief administrative officers to issue and control building and room keys.



Despite the policy, the traditional key management system was inefficient and lacked necessary oversight and control, posing significant challenges.

The Solution

To address these challenges and enhance compliance with policy 41.2, we turned to Traka Key Cabinets.



These high-security key management systems offer an efficient solution for decentralizing facility or vehicle keys.

The system provides automated card access to authorized staff members, ensuring that only individuals with the necessary permissions can access the keys they need for their daily tasks.

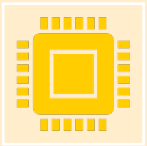
traka

ASSA ABLOY

Auditing Capabilities

- One of the significant benefits of the Traka system is its robust auditing capabilities.
- The system provides a comprehensive audit trail, detailing who removed the key, when it was taken, and when it was returned.
- This level of accountability ensures that staff members are always responsible for the keys they use, in line with the responsibilities outlined in policy 41.2.
- The auditing capabilities also provide valuable data that can be used to identify patterns, spot potential issues, and make informed decisions about access control.

Implementation



The Traka Key Cabinets were seamlessly integrated into the university's existing security infrastructure, enhancing its capabilities without disrupting established protocols.

The integration with the AMAG access control system allowed us the ability to provision and deprovision access to the keys, maintaining security.

As SES, we administered the enterprise system, improving the way all purchased and temporary checkout keys were tracked and accounted for.

Implementation Continued

- The first areas on campus where Traka systems were implemented were high-risk areas such as
  - UIPD building rings at the Oakdale Campus
  - Facilities Management maintenance and custodial rings
  - On-call rings at USB
  - ITS key rings
  - Fire Safety and UIHD soon to follow.

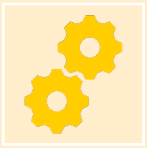
Pioneering Move

- We are proud to say that the University of Iowa is one of the first large higher education institutions to implement a Traka key management system.
- This pioneering move demonstrates our commitment to leveraging advanced technology to enhance campus security.

Results

The implementation of Traka Key Cabinets has revolutionized our key management process.

The system has bolstered security by ensuring that only authorized personnel have access to keys, in compliance with policy 41.2.



It has also increased efficiency by automating the process of key check-out and return, saving valuable time and resources.

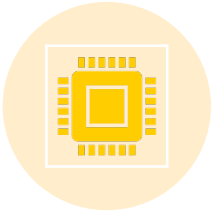
Cost Savings

One of the significant advantages of the Traka Key system is the cost savings it offers.

SES found that the loss of a single master key could cost as much as $70,000 to re-key an entire building.

Using Traka’s electronic control system provided a more cost-effective solution, helping us avoid the inevitable expense of having to re-key a building.

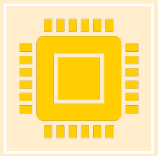
Conclusion



Our successful implementation of Traka Key Cabinets underscores the potential of modern key management systems in enhancing security and efficiency on large university campuses.

This case study serves as a testament to the benefits of adopting advanced key management solutions and offers valuable insights for other universities grappling with similar challenges.

Future Directions



The success of this implementation opens new avenues for further enhancing the security infrastructure at the University of Iowa.

Future initiatives could explore the integration of Traka Key Cabinets with other campus systems, the use of advanced analytics for predictive security management, and the expansion of the system to other areas where secure access control is required.

IOWA

Security Engineering Services

Thank you

→ safety.uiowa.edu

Building Coordinator

Next meeting:
July 17, 2024, via zoom 11 AM to 12 PM

Proposed Agenda:

Custodial Services

Design and Construction

Questions?
THANK YOU!

Feedback welcome by emailing stephanie-rourke@uiowa.edu