

WELCOME

Monthly Building Coordinator Meeting Via ZOOM

October 16, 2024



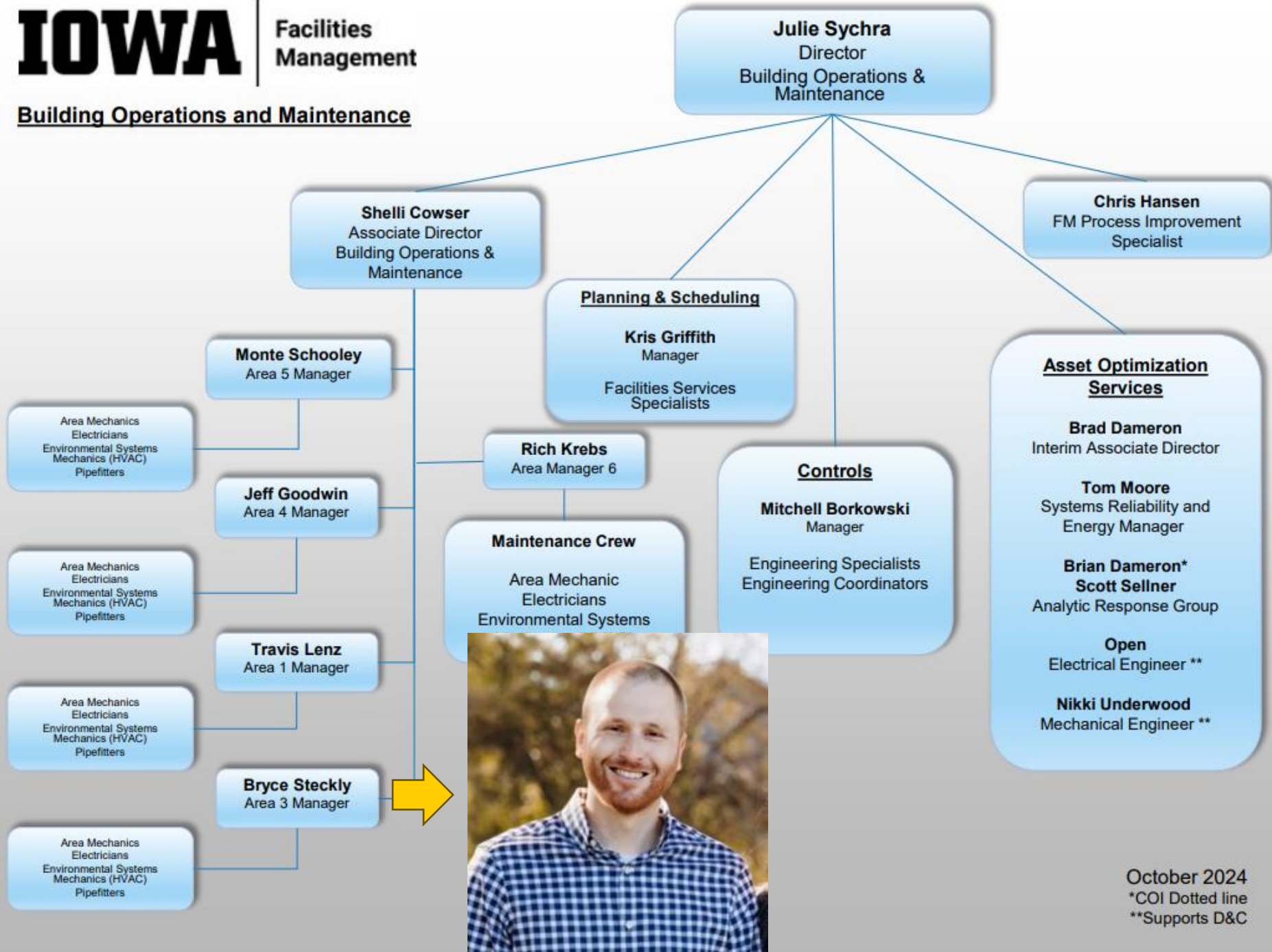
Agenda

Building Operations & Maintenance – Fall switchover process:
Shellie Cowser – Associate Director, Building Operations & Maintenance

UI Utilities:
Ben Fish - Director, UI Utilities

Vendor Presentation– Presto-X:
Jeff Harney – Associate Director & Senior Advisor – FM
John Schuelka, David Miller, Tony Darts - Presto-X

Building Operations and Maintenance



Facilities Management: Building Operations and Maintenance

Building Cooling/Heating Switchover

What Should I Expect this Fall?

October 16, 2024

Building Cooling/Heating Switchover

**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

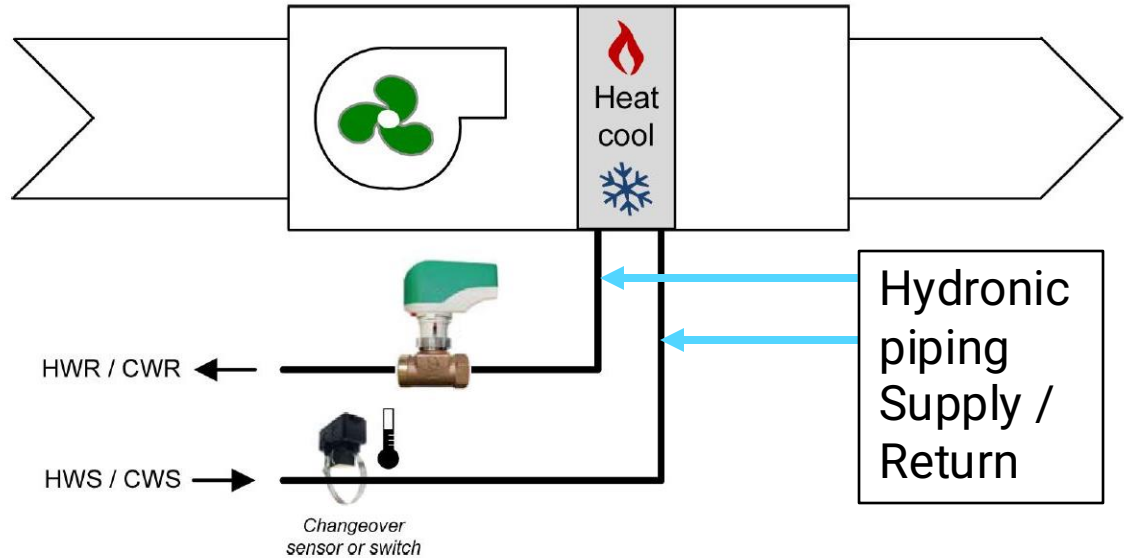
Why Do We Switchover From Cooling to Heating?

- 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

Boiler (power plant) or
Chiller



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, 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.

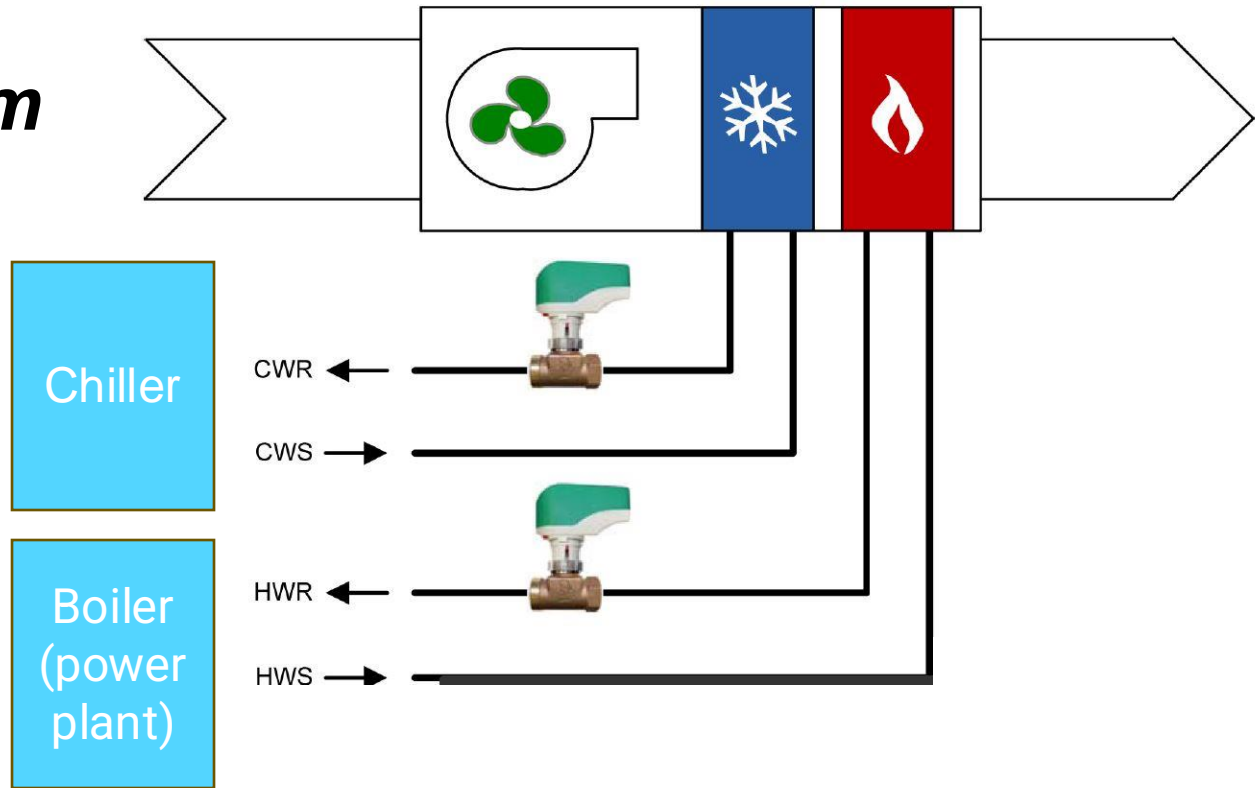
2-Pipe Buildings

- Halsey Hall
- Van Allen
- Phillips Hall
- English-Philosophy Building
- Iowa Memorial Union
- Iowa Bioscience Innovation Facility
- 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 System



There are fewer limitations in a four-pipe HVAC system. The concept is the same as a two-pipe system apart from more piping. The hydronic piping circuit runs through the building. One set of piping connects to a boiler. The second set of piping connects to a chiller.

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 very cold temperatures

→ High-Level Procedure:

- Shut coil, drain water
- Flush with glycol to provide freeze protection should any water remain

University of Iowa system

- We have established conditions for
- Principles for
- Overnight temperature
- Daytime temperature
- Critical space case-by-case

Fri 11	87°/57°		Mostly Sunny	4%	SW 12 mph	▼
Sat 12	78°/49°		Mostly Cloudy	6%	ENE 10 mph	▼
Sun 13	65°/39°		Partly Cloudy/Wind	4%	W 11 mph	▼
Mon 14	59°/32°		Partly Cloudy	3%	NNW 14 mph	▼
Tue 15	58°/34°		Mostly Sunny	6%	NNW 9 mph	▼
Wed 16	67°/43°		Sunny	2%	SSW 13 mph	▼
Thu 17	76°/52°		Sunny	2%	S 17 mph	▼
Fri 18	79°/54°		Mostly Sunny	9%	S 17 mph	▼
Sat 19	72°/45°		PM Showers	41%	SSW 13 mph	▼
Sun 20	67°/44°		Partly Cloudy	14%	W 11 mph	▼
Mon 21	68°/46°		Partly Cloudy	15%	SW 12 mph	▼
Tue 22	68°/43°		Partly Cloudy	24%	W 13 mph	▼
Wed 23	66°/41°		PM Showers	31%	NNW 13 mph	▼
Thu 24	63°/44°		Partly Cloudy	11%	WSW 15 mph	▼

Thankfully, we are not there yet!

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

University of Iowa Guidelines for a four-pipe system

- After the more critical two-pipe buildings have been switched to heating mode, we will begin draining the chilled water from most of the four-pipe buildings.

- This process should be unnoticeable to occupants of the building.

Communication to share:

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 late in the week of **October 23, 2023**, Facilities Management will begin this annual fall process, and we anticipate wrapping up the process by **November 10, 2023**.

Below 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 Westlawn:

Facilities Management will begin the building switchover process from cooling mode to heating mode soon. Westlawn 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 **November 10, 2023**. 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,

Shelli Cowser
Associate Director Building Operations and Maintenance



200 University Services Building
Iowa City, Iowa 52242

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 **October 28, 2024**, 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 []:

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,

Shelli Cowser
Associate Director Building Operations and Maintenance



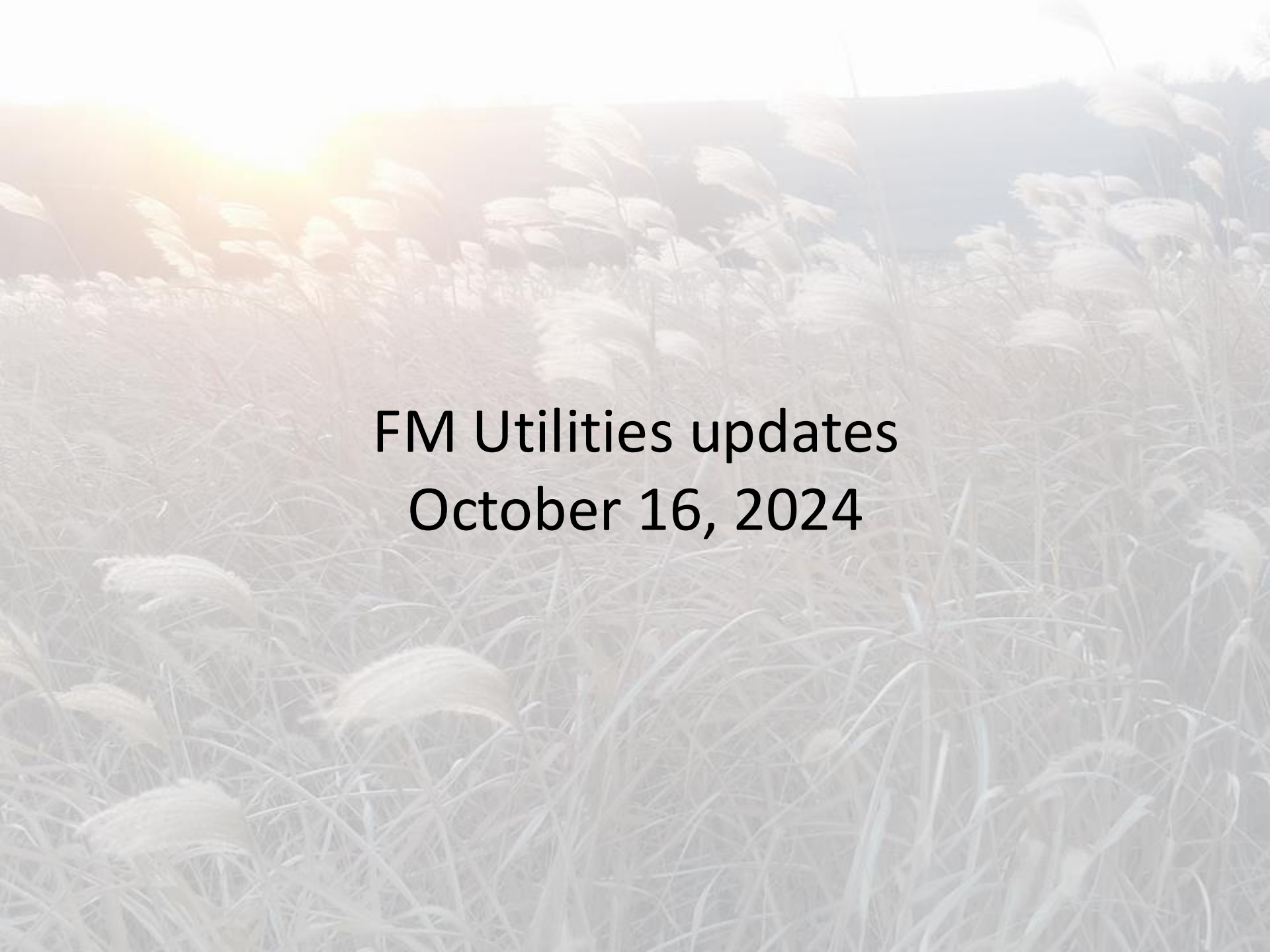
University Services Building
Iowa City, Iowa 52242



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!



**FM Utilities updates
October 16, 2024**

Agenda

- 1) New staff on FM utility team
- 2) Upcoming utility projects
- 3) General discussion on the state of utilities
- 4) Questions

What is the utility P3



New staff on FM utility team

→ Rose Amundson

- Environmental compliance

→ Spenser Williams

- Utility master planning, utility capex approvals

→ Justin Whitty

- University Directive projects (and what that means), coordination between utilities and FM D&C

→ Andy Van Etten

- Utility operations

Newton Road connector



New Water Tower



A rendering of the future water tower. Credit:
HR Green.



A rendering of the future water tower on
university campus. Credit: HR Green.

North Chilled Water Plant

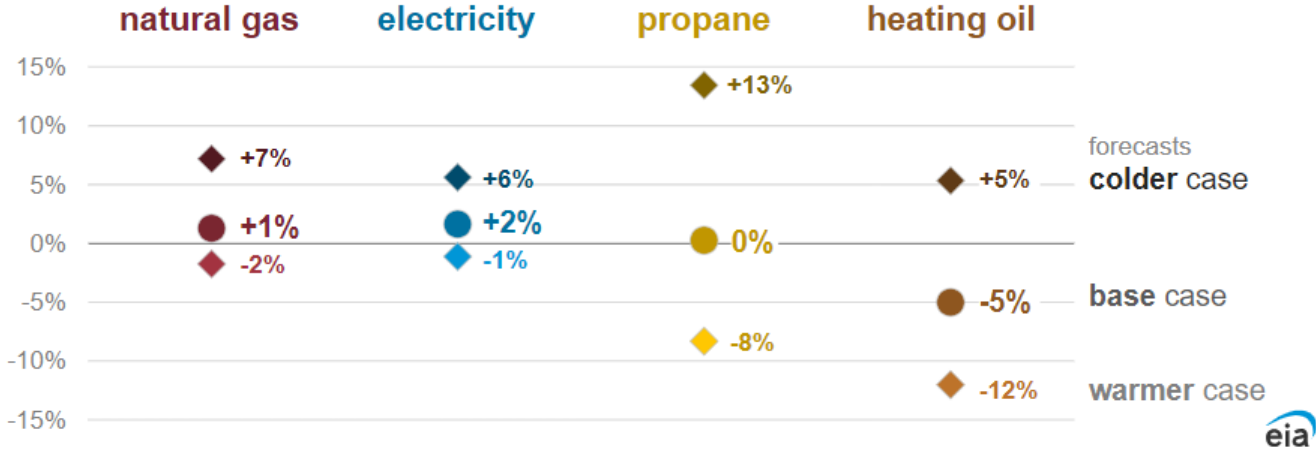


Winter fuel prices

Residential energy expenditures

percentage change since last winter

For homes where the main heating fuel is...



Data source: U.S. Energy Information Administration, *Winter Fuels Outlook*

Electricity for AI

Three Mile Island nuclear plant will reopen to power Microsoft data centers

SEPTEMBER 20, 2024 · 1:40 PM ET

By C Mandler



The Three Mile Island nuclear plant is seen in March 2011 in Middletown, Pa.

Jeff Fusco/Getty Images

Questions/discussion

Presto-X

John Schuelka, Operations Manager

1. 30 Plus Years Providing Service on Campus, same technician (Dave Miller) for 29 years.
2. AiM...effective September 2024, Presto-X utilizes AiM - Computerized Maintenance Management System - through Facilities Management for work order processing.
3. Changes within our company include the purchase of Terminix and McCloud pest control companies, uniform and vehicle branding will occur. Your service will not be impacted.
4. We do more than just kill bugs....Tony Darts will describe some of the other services that are available to you....

Why Odor is Bad for Business...

**PROBLEMS
RESULTING FROM
MALODORS**


**SEEN AS
UNCLEAN OR
UNHYGIENIC**


**CUSTOMER
AND EMPLOYEE
COMPLAINTS**


**LOSS OF
CUSTOMER
BUSINESS AND
TRUST**


**EMPLOYEE
ABSENTEEISM OR
TURNOVER**


**ATTRACTS
UNWANTED
PESTS**


**FRICTION WITH
NEIGHBORING
PROPERTIES**


**NEGATIVE
PUBLICITY AND
ONLINE REVIEWS**


**DAMAGE TO
YOUR BRAND
REPUTATION**



House flies can be attracted to odors from up to 4 miles away!

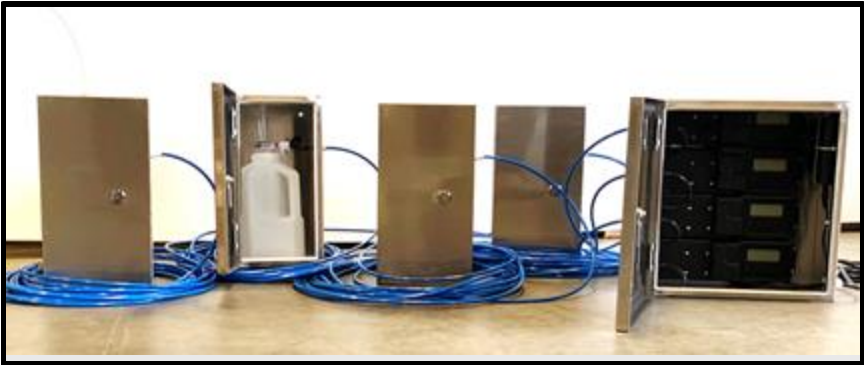
93%

93% of Americans say a foul odor negatively impacts their perception of an organization.

Our Solution to Eliminate These Odors...



+

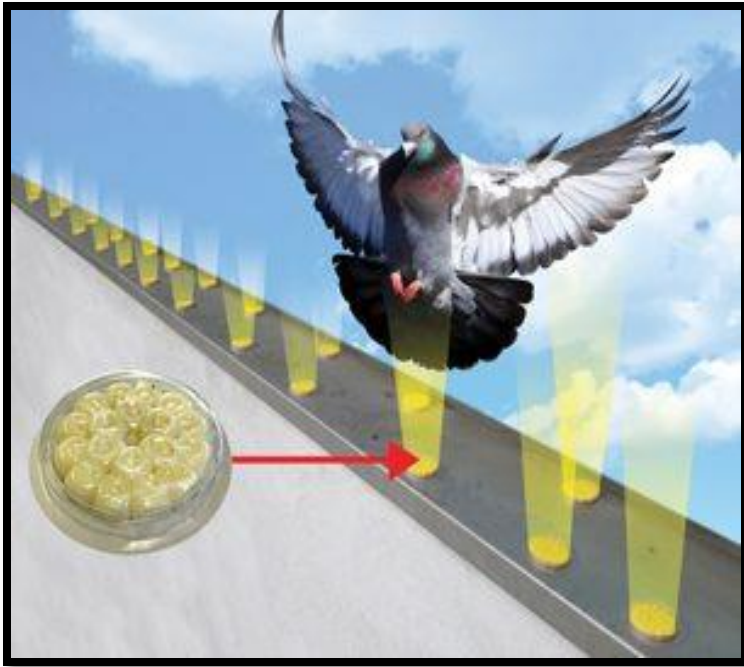


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GENIE Max from Rentokil is an advanced odor management system designed to attack even the toughest odors. Fueled by science backed technology that uses micron-sized droplets and 2 patented fresh scents to neutralize odor molecules, GENIE Max operates by air tubing, reducing maintenance concerns encountered with competitor systems.

For areas with multiple slats or very small ledges, we can make Bird Barrier Optic Gel the primary solution. These pucks will affect the olfactory, visual and touch senses of the birds to cause them to avoid the area.



Dave Miller, Technician

- 1. Current Pest Pressure**
- 2. Upcoming Pest Pressure**
- 3. Questions?**

Building Coordinator

Next meeting:

November 20, 2024, via zoom 11 AM to 12 PM

Proposed Agenda:

1. Strategic Communications –Social Media Overview
2. Landscape Services – fall/winter processes
3. Live Well

Questions?
THANK YOU!

Feedback welcome by emailing stephanie-rourke@uiowa.edu