

WELCOME

Monthly Building Coordinator Meeting Via ZOOM

July 16, 2025



Agenda

FM State of Custodial Services

Andy Bruckner, Director - Custodial Services



FM Design and Construction Services Project Updates

Michael Kearns, Director - Design and Construction Services

Facilities Management

FM Custodial Services update July 2025

Building Coordinators Meeting

July 16, 2025

Agenda

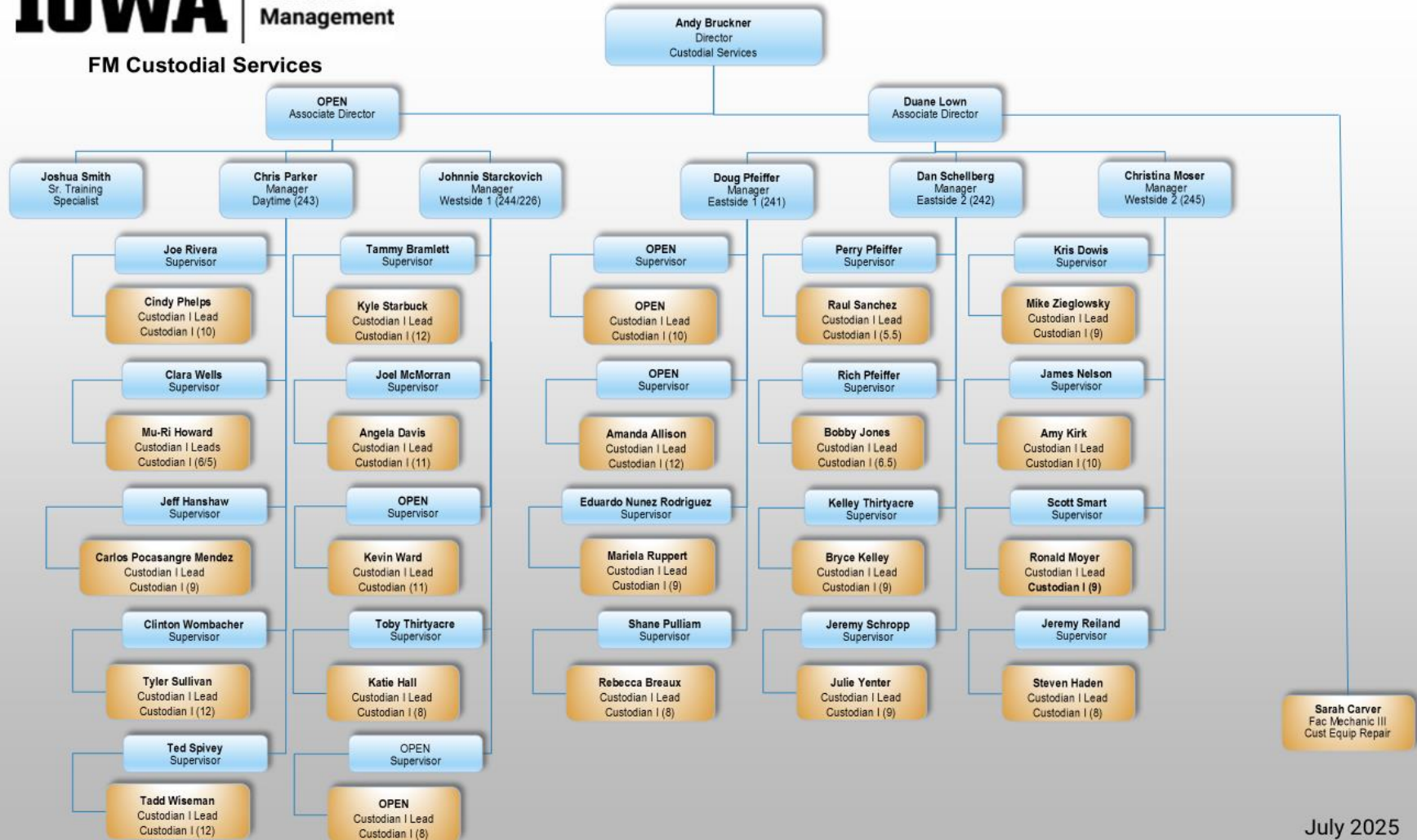
- **Custodial Services Team**
- **FM Services Guide, Custodial Services**
- **FM Custodial Goals**
- **National Custodian Day!**

FM Custodial Services

Who we are



FM Custodial Services



July 2025

FM Services Guide

<https://facilities.uiowa.edu/fm-services-guide>

FACILITIES MANAGEMENT SERVICES GUIDE

FM Custodial is “orange”

Overview of Services

Building Operations and Maintenance

Custodial Services

Landscape Services

Utilities

Capital Project Management

Facilities Information Systems (and Campus Planning and Development)

Administrative

IOWA

Facilities Management

FM Services Guide

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Custodial Services

The Custodial Services Unit is made up of over 230 university employees that cover over 6.3 million cleanable square feet of space and strives to become a leader in providing exceptional service to the university community. Only through a clear vision of the desired future and a critical analysis of the past can the attainment of our desired goals be realized. Services provided are funded through the General Education Fund and Auxiliary budgets to maintain and operate facilities that are directly related to the education, research and service mission of the University of Iowa.

For general funded buildings and spaces, baseline custodial services include specific tasks and frequencies for cleaning and other related tasks. Support for auxiliary and other non-GEF operations is based on a fee-for-service model.

Facilities Management uses industry-wide cleaning standards as published in the APPA Custodial Operational Guidelines for Educational Facilities. The levels of cleanliness are outlined at the end of this section of the guide.

FM Services Guide

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Auditorium, Classroom and Computer Lab Space

What to Expect: Tile is clean but may be worn in high traffic areas. Tile stains will remain if we are not able to remove them with spot cleaning techniques. Traffic patterns may appear in carpet; certain carpet stains will remain if we are not able to remove them with spot cleaning techniques. Near the end of a semester, floor finish may be dull or scratched, depending on weather and use. During the winter, foot traffic will bring moisture and dirt into the classrooms and computer labs during the day. Between weekly and/or monthly surface cleanings, dust build-up and fingerprints will be noticeable. ~~High lighting replacement is scheduled during school breaks with other maintenance to the room.~~ Classrooms will be at highest cleanliness level at 8 AM, with possible deteriorating conditions during the day. Many classrooms are used all day into the evening with few breaks in the schedule. If possible, daytime custodial support staff will take advantage of any schedule breaks to spot clean as needed. The cleanliness level is based on the APPA Staffing Guidelines - Level 3.

Frequency	Task
Daily	Wipe down tables or desktops and remove debris from chairs; empty trash and recycle bins, if present; remove large debris from floor before dust mopping or vacuuming; mop or spot clean floors, as needed; clean major spills from floors, as needed; reposition chairs to original position and lower tablet arms; replace chalk and erasers in General Assignment Classrooms, as needed; thoroughly clean chalkboards and whiteboards unless "do not erase or save" is written on the board; discard colored chalk due to extreme ghosting on the chalkboards; report damaged seating; clean door handles, frames and light switches.
Weekly	Wipe down tables or desktops and remove debris from chairs; Wipe down auditorium/classroom chair writing tables; spot extract carpet stains, as needed; clean instructor tables and lecterns (not electronics or equipment).
Monthly	All areas of the room are dusted: HVAC vents that are reachable, any empty horizontal surfaces such as windowsills, baseboards and fixtures.
Annually	Scrub and refinish floors, as needed; extract carpet, as needed; clean reachable light fixtures, as needed; clean walls, as needed; burnish hard surface floors; inspect all classroom seating in preparation for the start of school.

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FM Custodial Services

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→

APPA Level	Sq Ft Per Custodian
1 (Orderly Spotlessness)	8,500
2 (Orderly Tidiness)	16,700
3 (Casual Inattention)	26,500
4 (Moderate Dinginess)	39,500
5 (Unkempt Neglect)	45,600

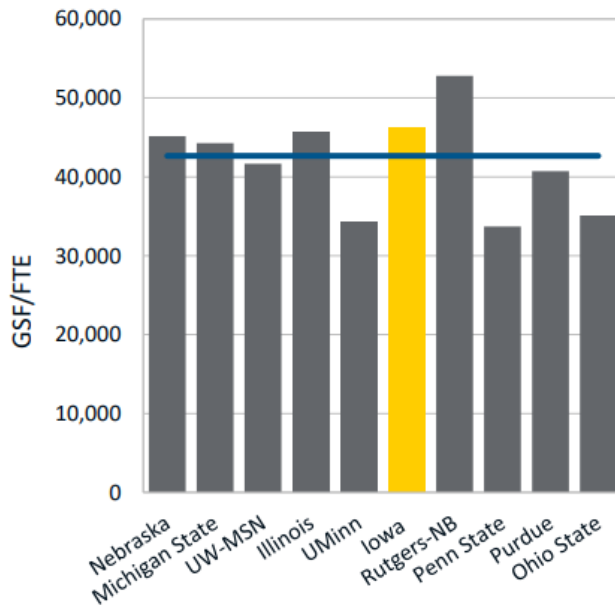
Sightlines/Gordian ROPA Analysis



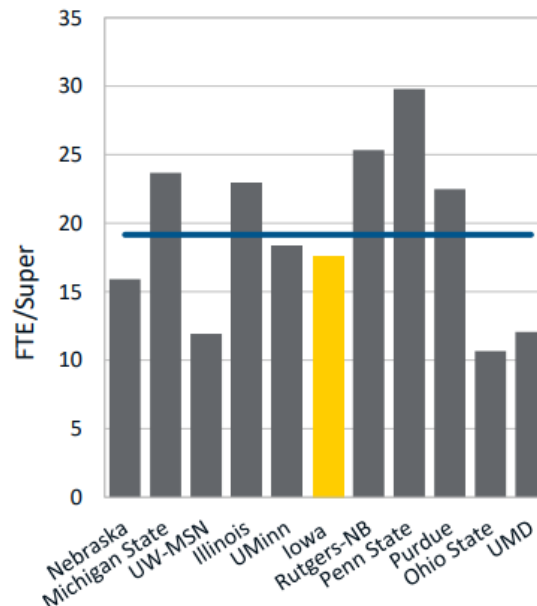
Custodial Staffing Profile Vs Peers

Custodial metrics are in-line with peer averages

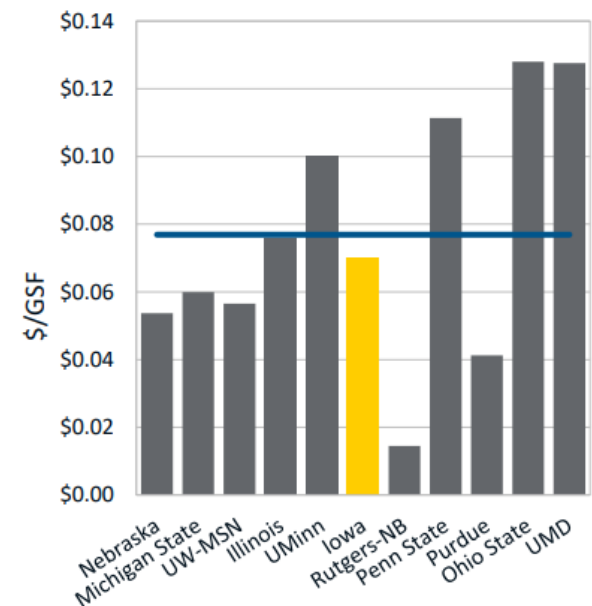
Custodial Coverage



Custodial Supervision



Custodial Materials*

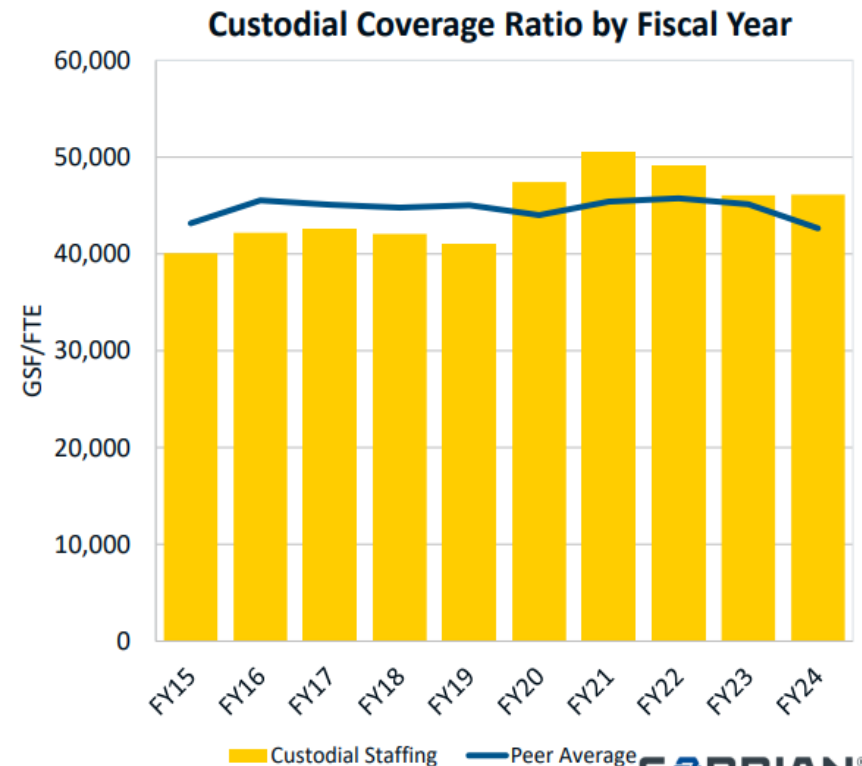
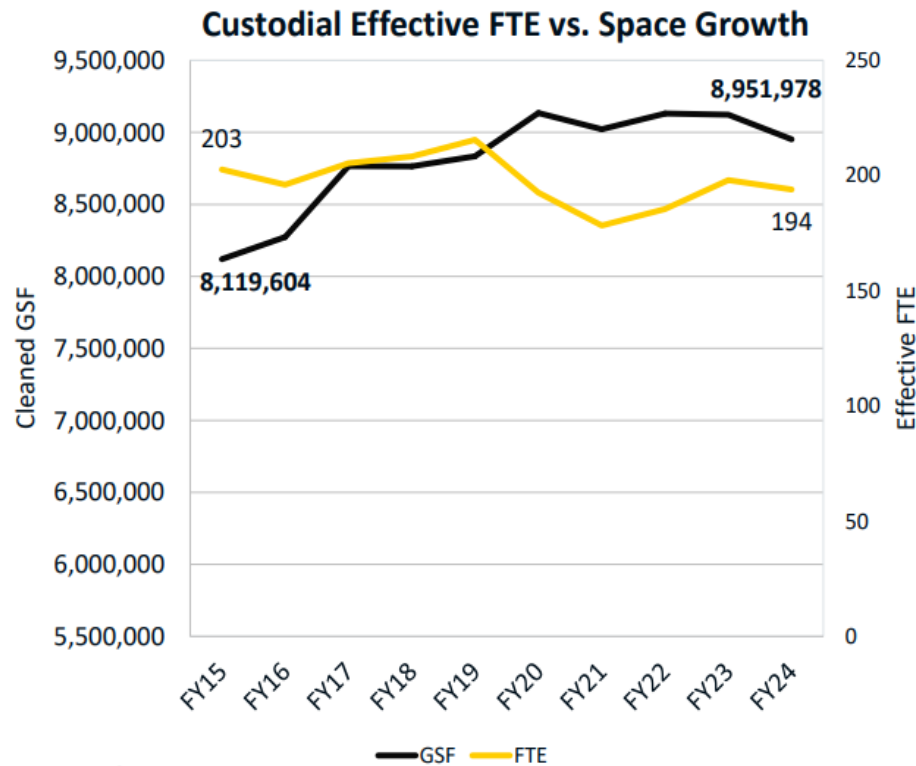


Sightlines/Gordian ROPA Analysis



Custodial Coverage Steady Year over Year

Custodial FTE slightly decreased, but so did GSF, leading to little YoY change



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GORDIAN

IOWA

Facilities Management

FM 2027 Plan Custodial Services Goals

People:

- New employee retention above 85% (4-year avg. 87.85%)
- Reduce number of workplace injuries from year

Customers:

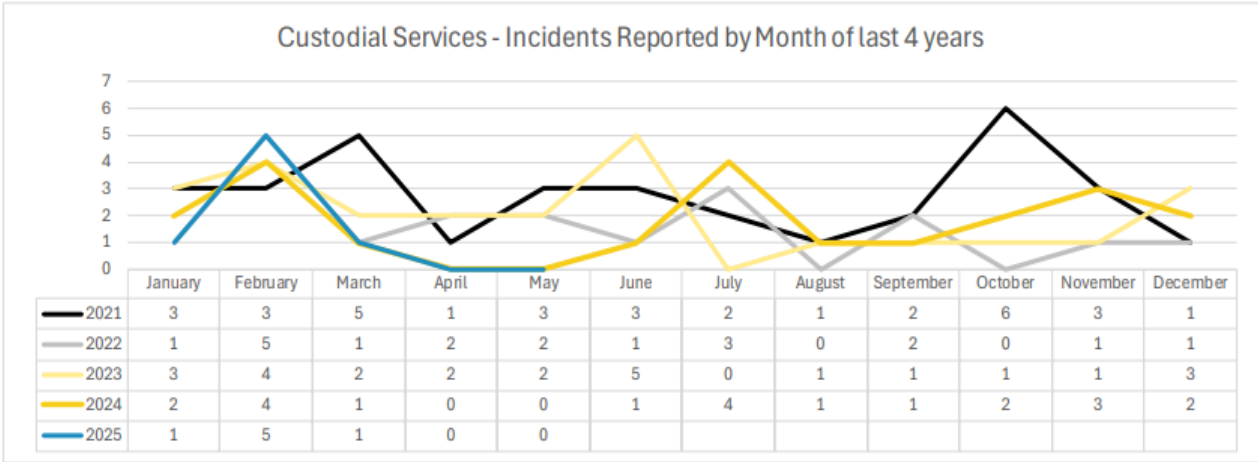
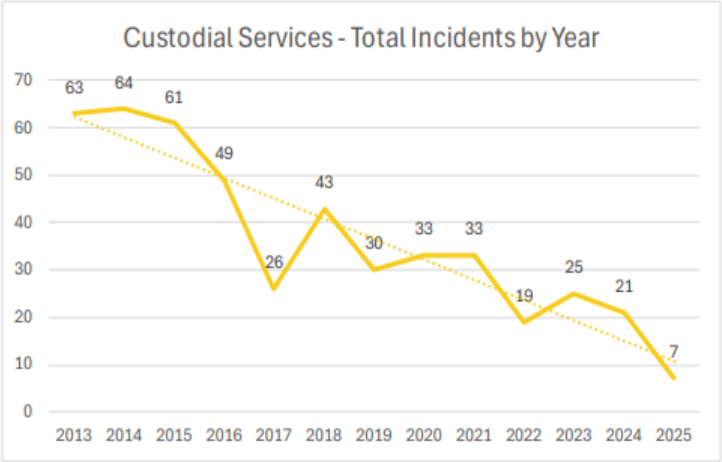
- Update FM Services Guide to reflect services provided and for frequency accuracy

Integrated FM:

- Complete Custodial dashboard
- Operate within the equipment budget and forecast future needs

FM Custodial Services

Custodial Services



FM Custodial Services

Custodial Dashboard

Building

0022 - SEAMANS CENTER

Work Code

All

Action Taken

All

Shop

All

Phase

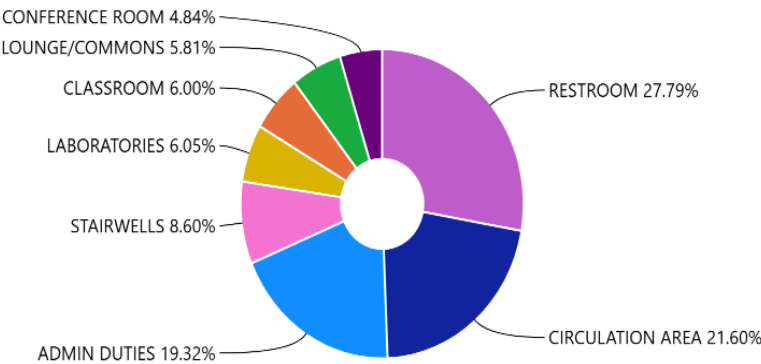
All

ActionDate

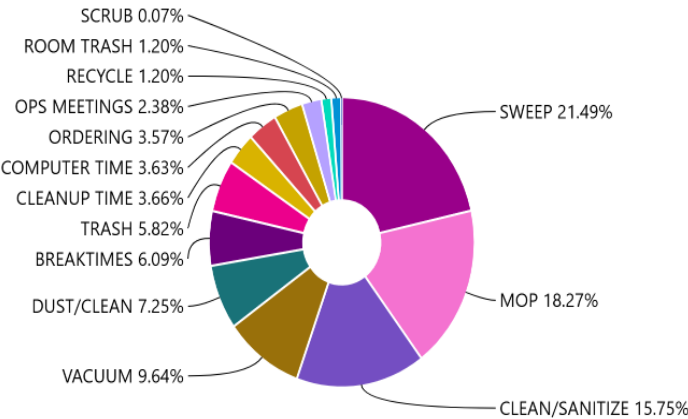
5/10/2025

6/10/2025

Total Cost by Work Code



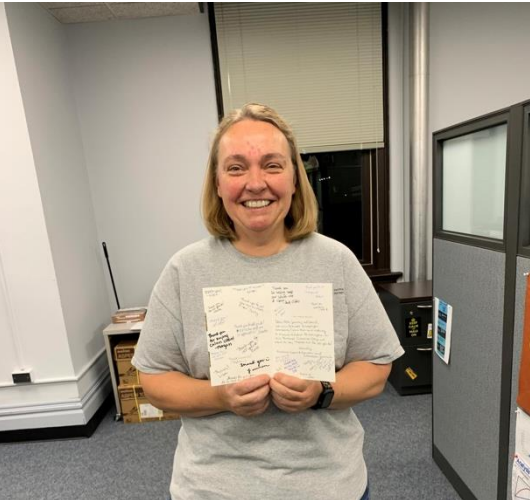
Total Cost by Action Taken



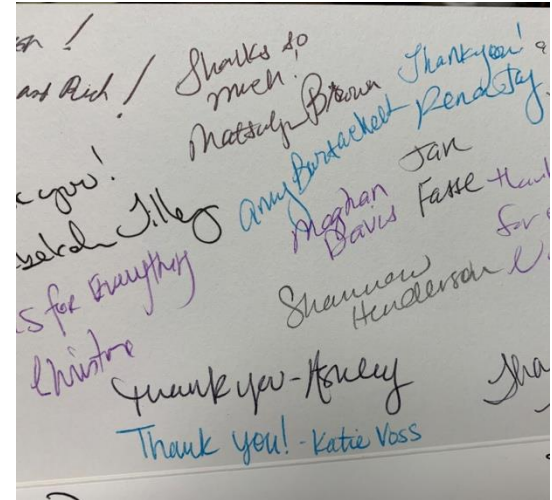
Work Code	Action Taken	Cost (\$)	Time (hrs)	Area (sqft)	Cost per hour (\$/ hr)	Cost per CSF(\$ / sft)
LABORATORIES	DUST/CLEAN	\$605.12	12.20	73,493	\$49.60	\$0.01
LABORATORIES	MOP	\$605.12	12.20	73,493	\$49.60	\$0.01
LABORATORIES	SWEEP	\$1,209.02	24.40	73,493	\$49.55	\$0.02
LABORATORIES	TRASH	\$605.12	12.20	73,493	\$49.60	\$0.01
CIRCULATION AREA	DUST/CLEAN	\$610.22	12.20	60,690	\$49.61	\$0.01

118	1	21
Total Building	Selected Building Count	Working Days Count
247,393	194,721	\$0.26
Total Cost (\$)	Total Cost (\$ / sft)	Cost per CSF (\$ / sft)





Thank you to
the lovely Custodial
Staff ♥
- Studentsü



FM Custodial Services

Thank you!

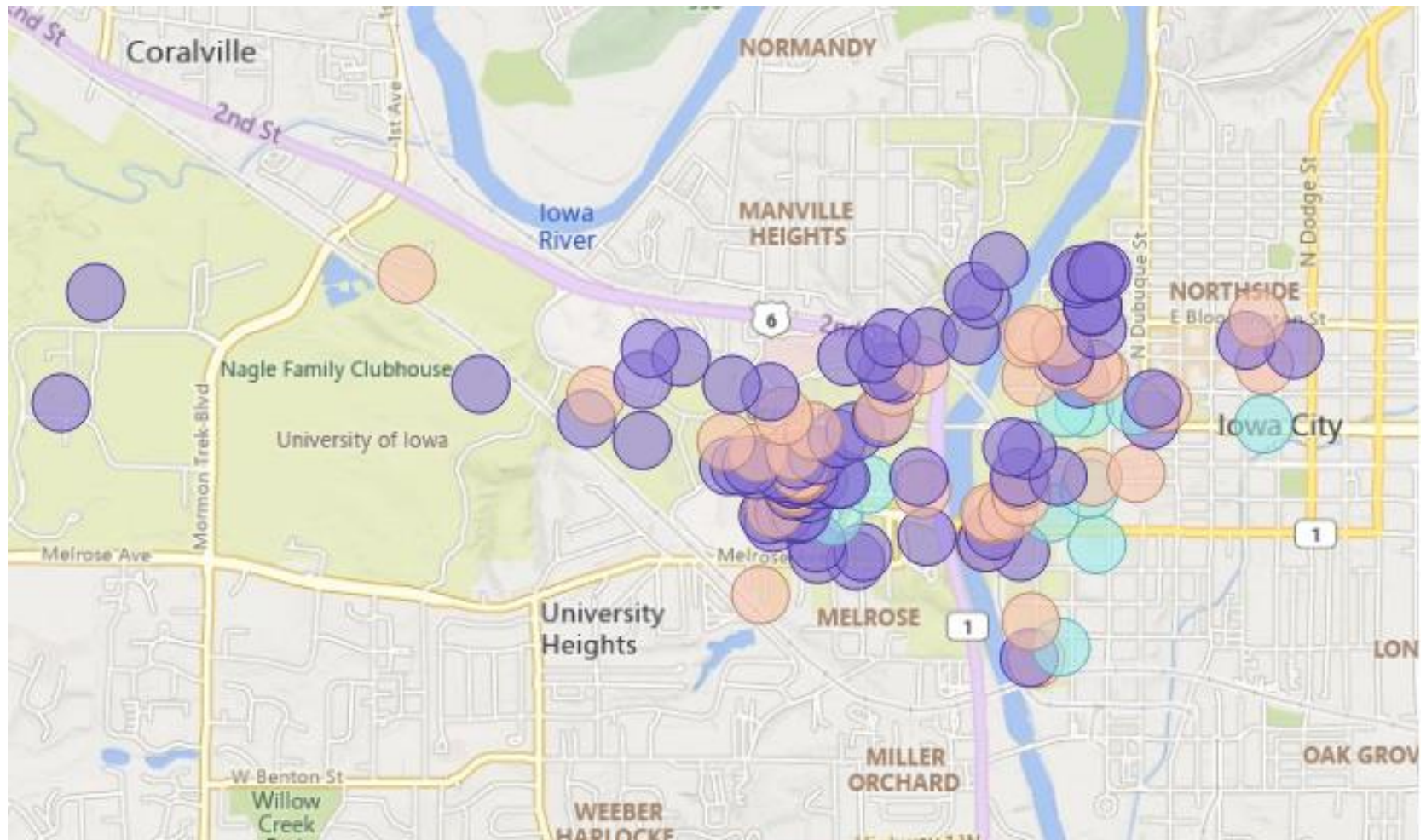


Design and Construction

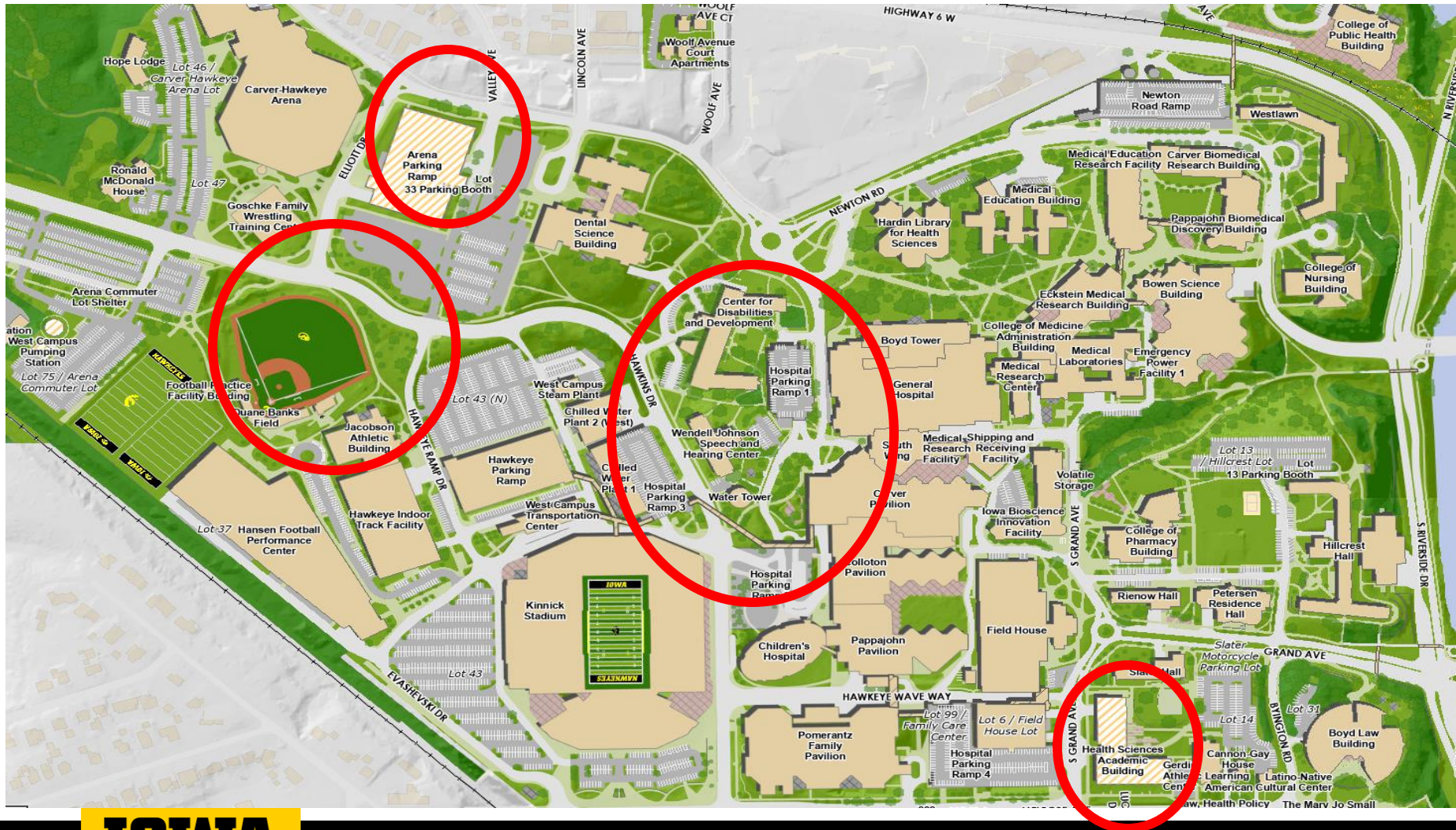
Project Updates Summer 2025

July 15, 2025

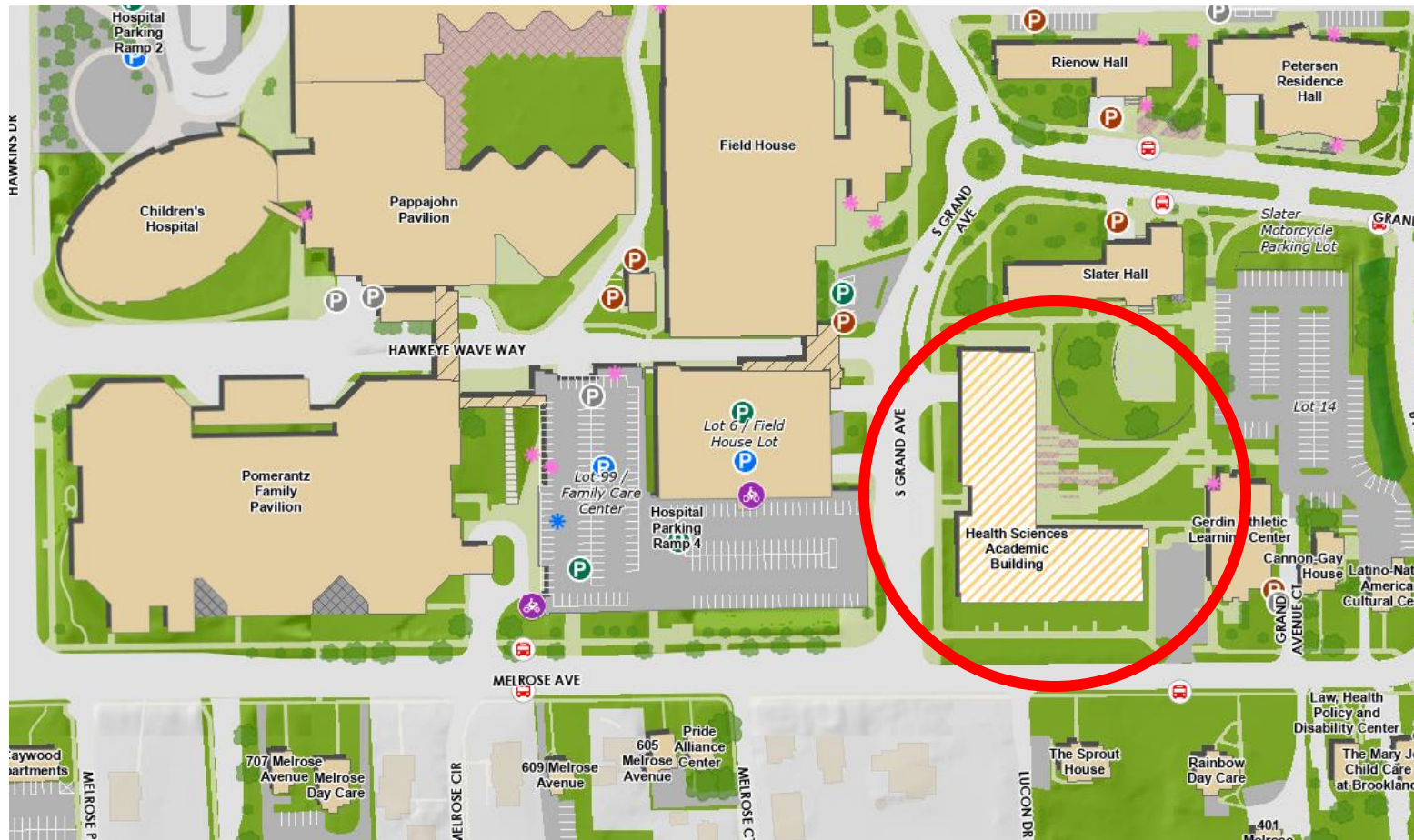
More than 170 projects in Design and Construction



West Campus



Health Sciences Academic Building



Health Sciences Academic Building



Health Sciences Academic Building



Health Sciences Academic Building



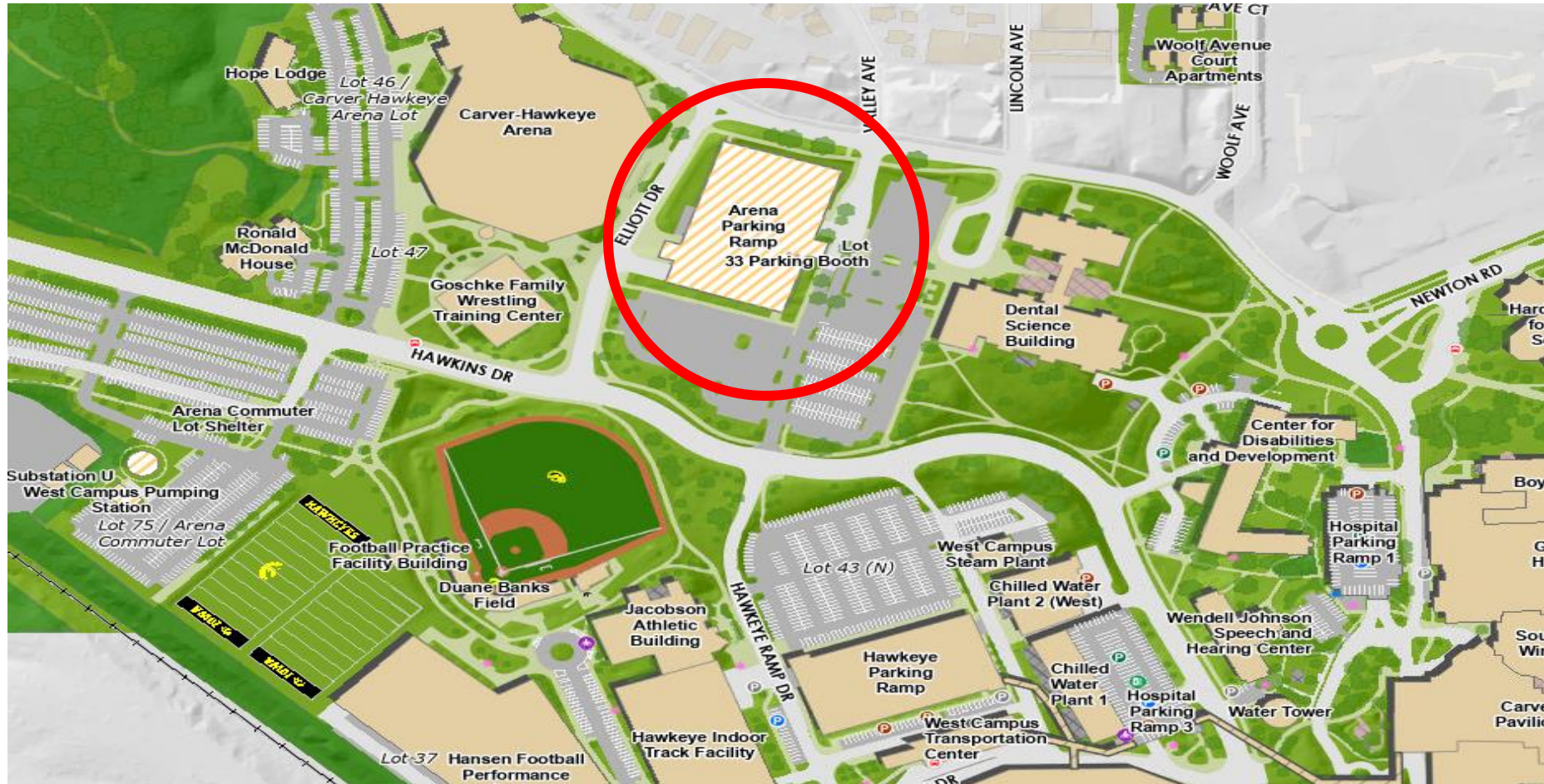
Health Sciences Academic Building



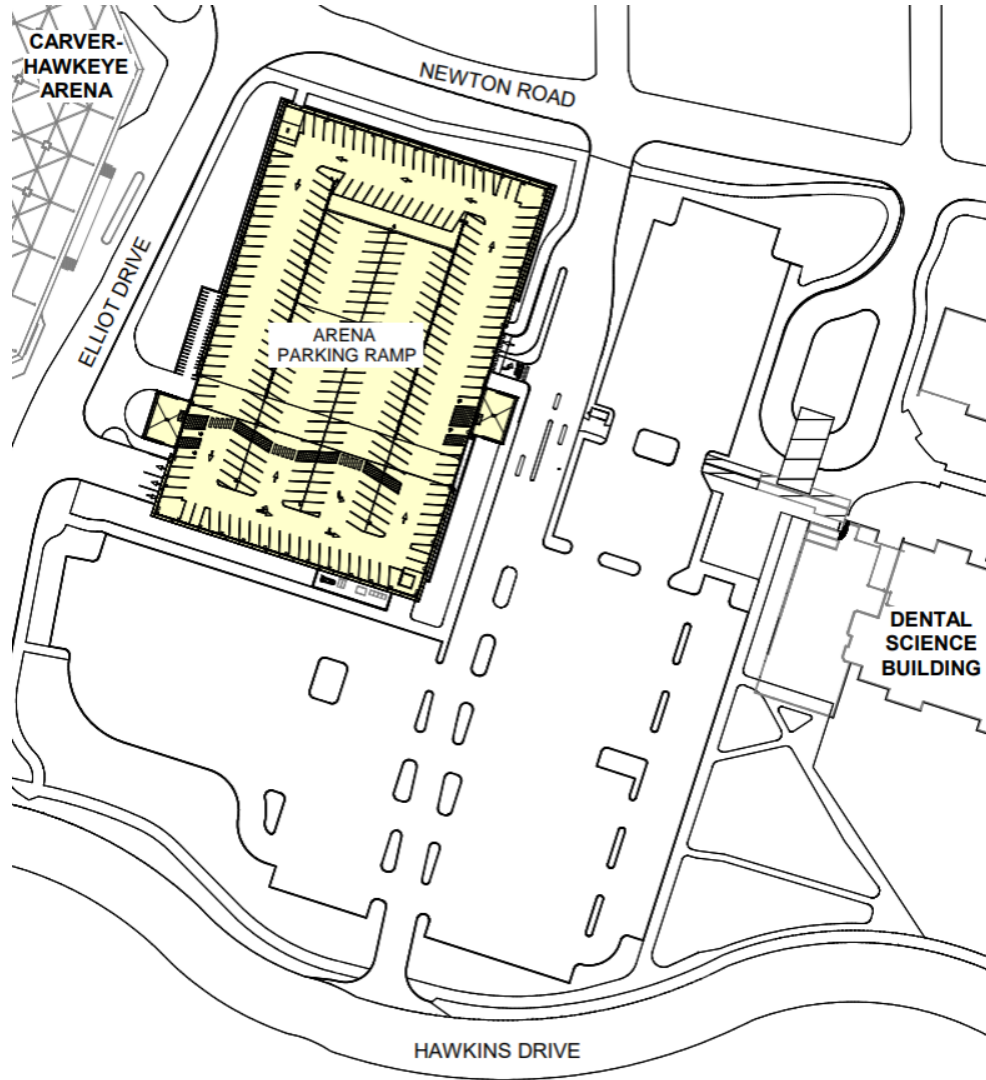
Health Sciences Academic Building



Arena Parking Ramp



Arena Parking Ramp



Arena Parking Ramp



Southwest Birdseye Perspective

Arena Parking Ramp



East Elevation - Viewing from Dental Science Building

Arena Parking Ramp



Southwest Perspective - Viewing from Arena

Duane Banks Baseball Stadium Press Box



Duane Banks Baseball Stadium Press Box



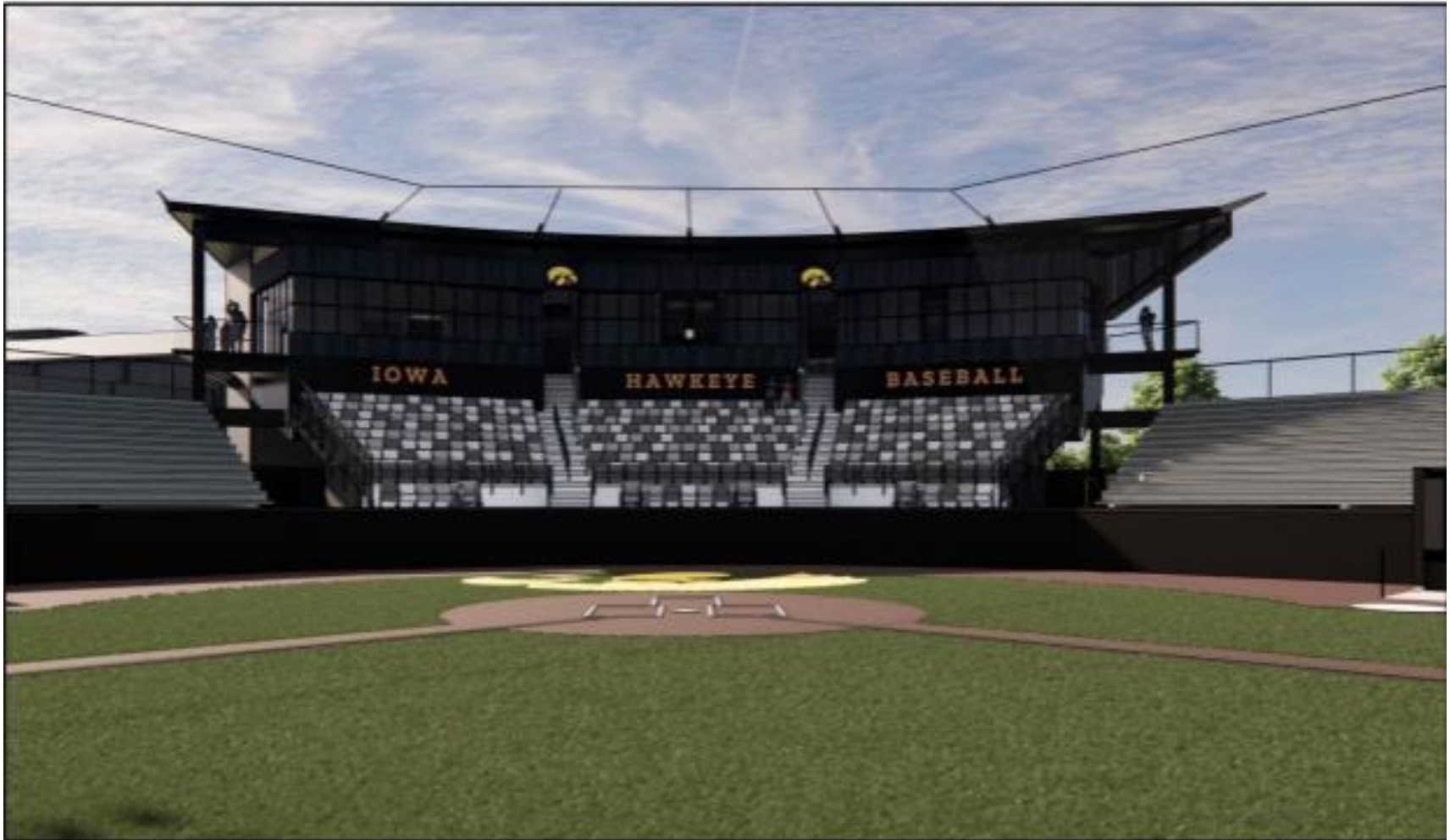
Duane Banks Baseball Stadium Press Box



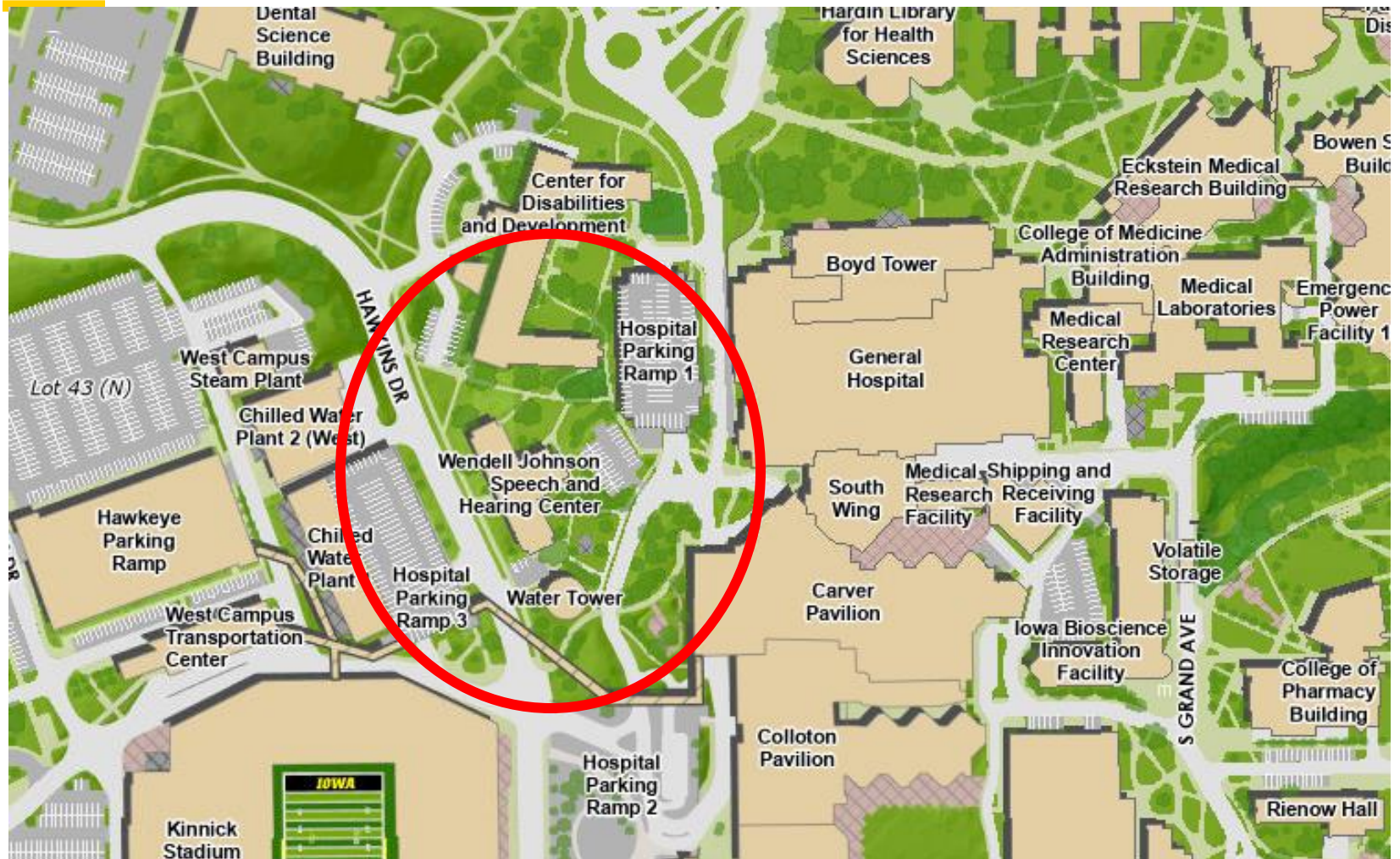
Approach from the south during the day

Duane Banks Baseball Stadium

Press Box

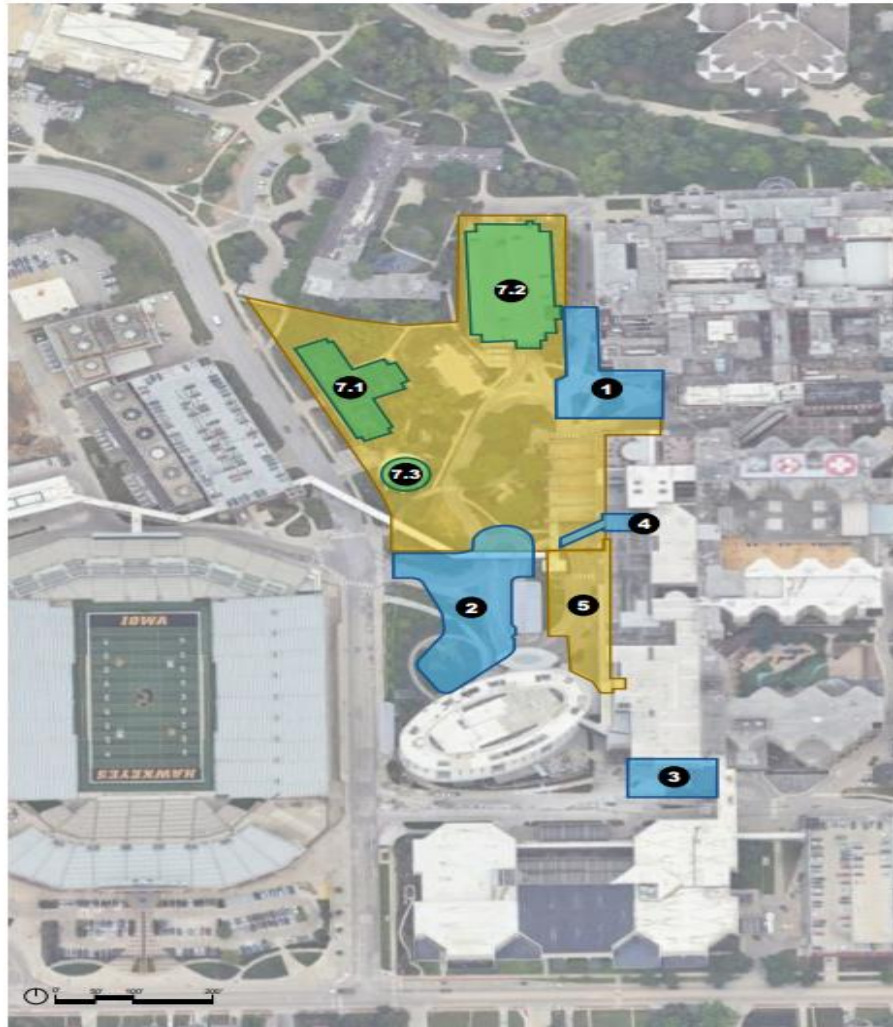


Patient Care Tower Early Phase Work



Patient Care Tower Early Phase Work

Early Phase and Enabling Projects



Patient Care Tower Early Phase Work



Patient Care Tower Early Phase Work



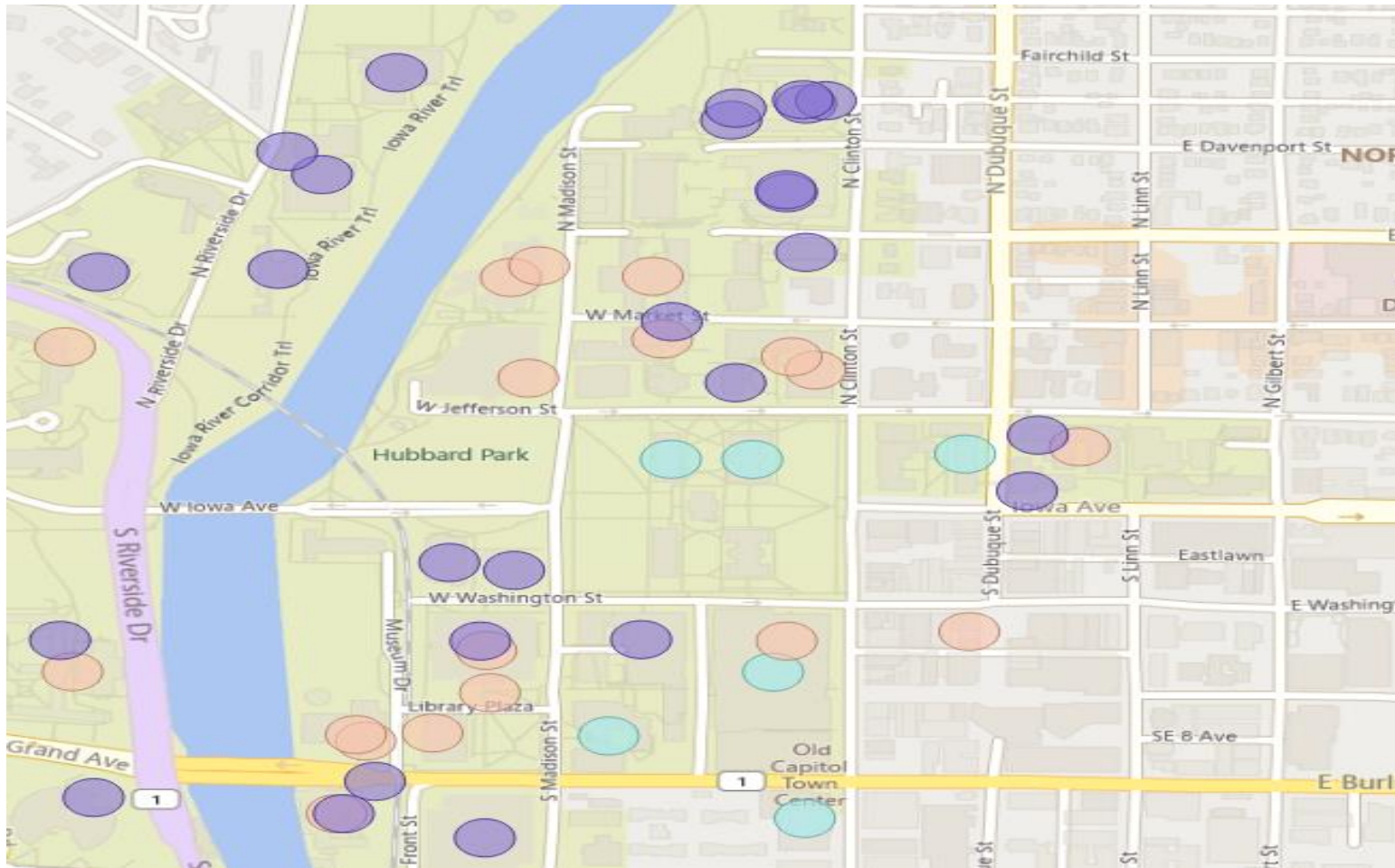
Patient Care Tower Early Phase Work



Patient Care Tower Early Phase Work



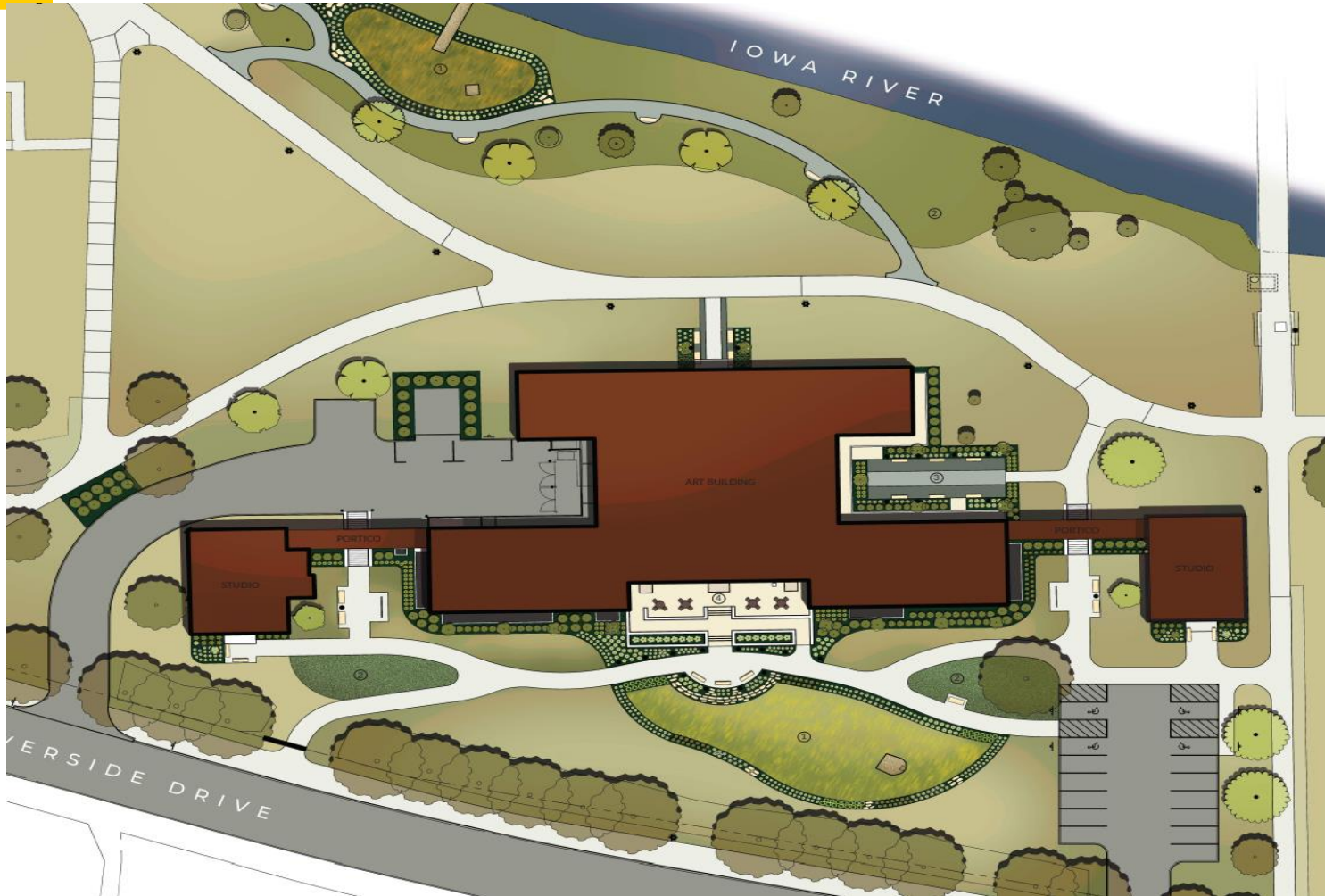
East Campus Projects



Art Building

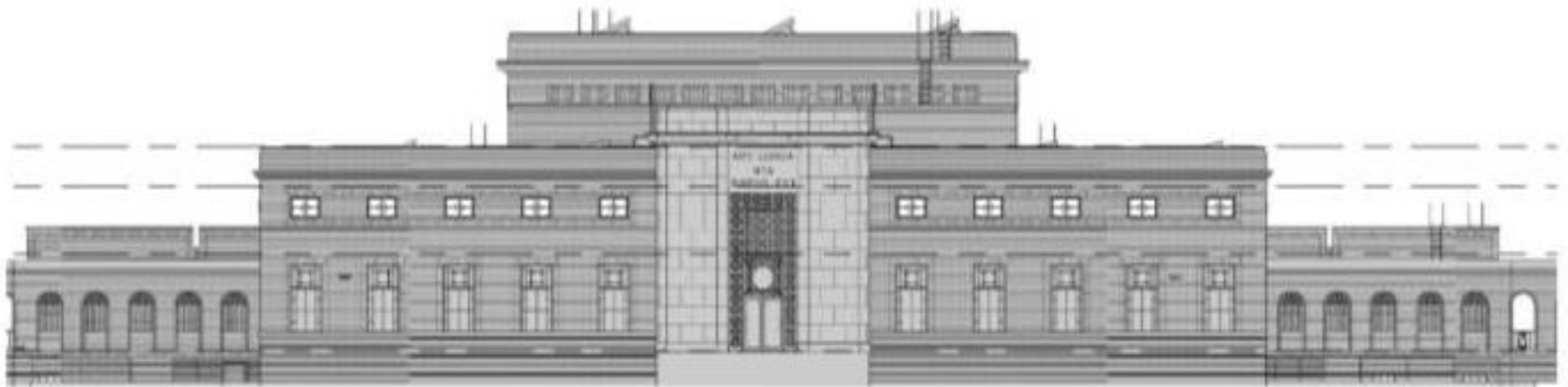


Art Building



Art Building

East Exterior Elevation



Art Building



Art Building



Art Building



Performing Arts Annex (PAX)



Performing Arts Annex



Performing Arts Annex



Performing Arts Annex



Performing Arts Annex



Performing Arts Annex

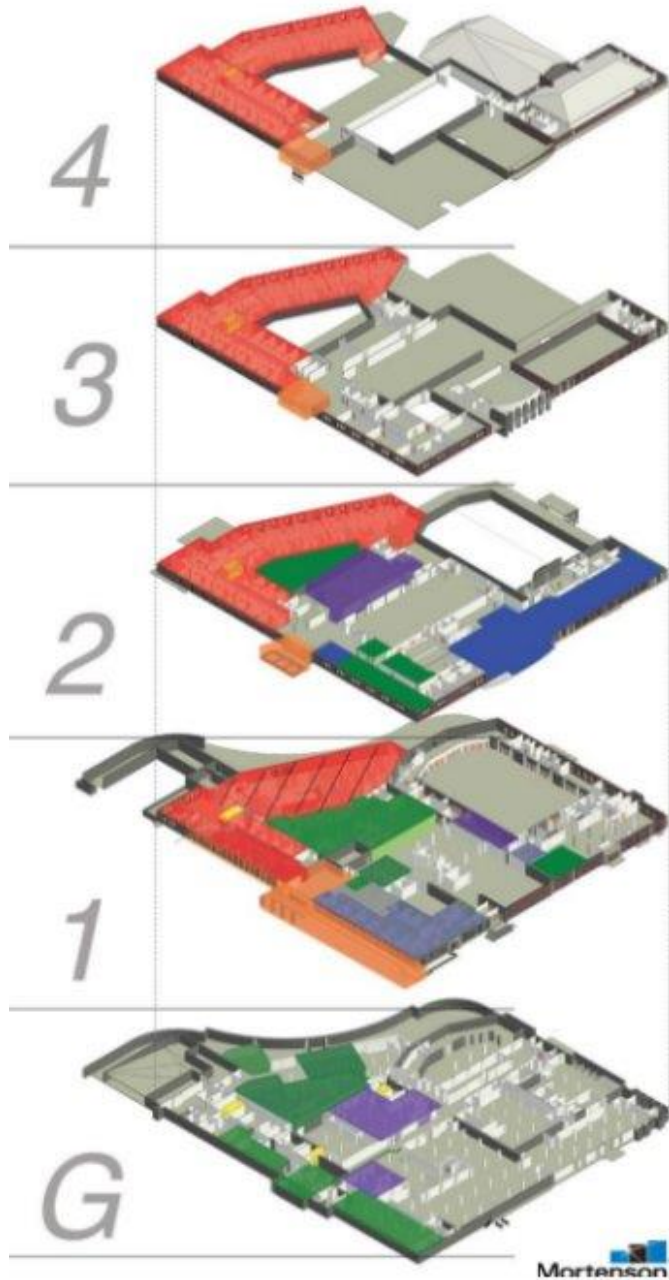


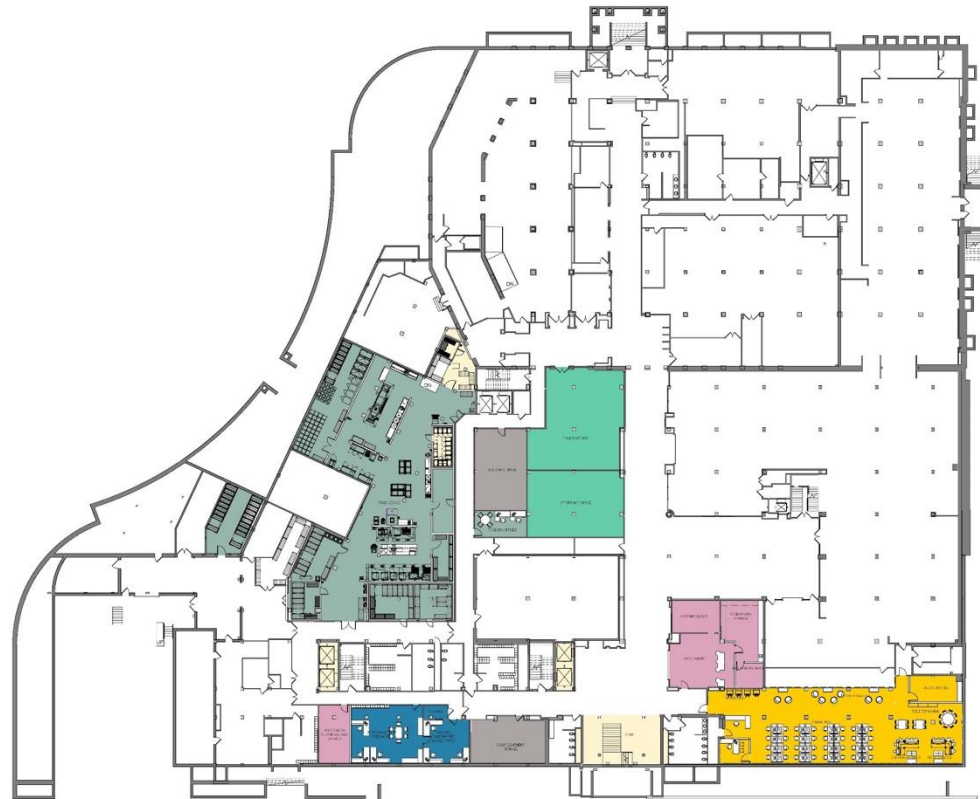
IMU



IMU

Phase 1: Red
Phase 2: Blue
Phase 3: Orange
Phase 4: Green
Phase 5: Purple





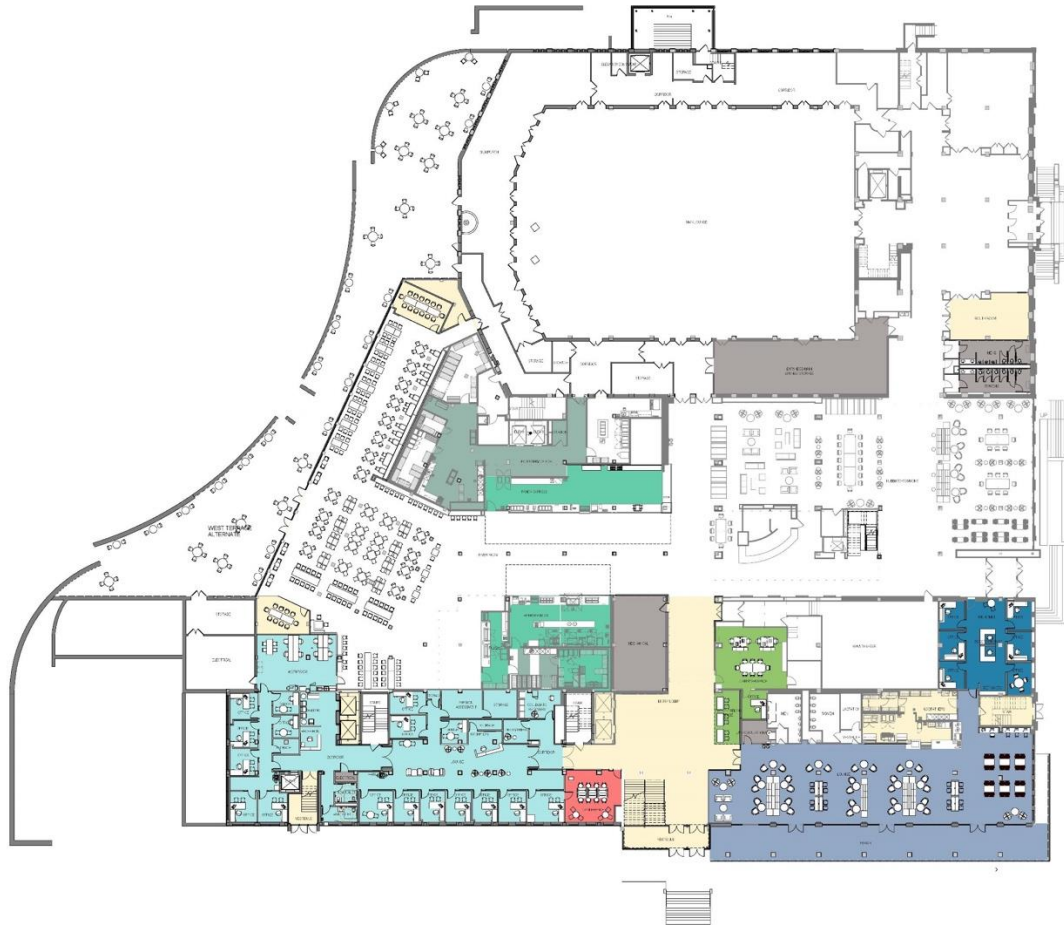
GENERAL NOTE:
 (SEE FOR NOTED OTHERWISE) THE PROGRAM CATEGORY COLOR FILL
 AREAS FOLLOW WITH SCOPE OF WORK AREAS

STAKEHOLDERS

- BUILDING SUPPORT (BROWN RESTROOMS)
- CIRCULATION
- ESPORTS
- FOOD/PAINTER/STORAGE CLOSET
- FOOD/SERVICE KITCHEN/CATERING
- FOOD/SERVICE RETAIL
- INC. OPERATIONS ADMIN

1 FLOOR PLAN - GROUND FLOOR
 1/8" = 1'-0"

PRELIMINARY. NOT FOR CONSTRUCTION.



1 FLOOR PLAN - FIRST FLOOR
1/16" = 1'-0"

- GENERAL NOTE:
USL ARE NOTED OTHERWISE. THE PROGRAM CATEGORY COLOR FILL
INDICATES THE SCALE OF WORK AREAS.
- STAKEHOLDERS**
- BUILDING SUPPORT (MECH./RESTROOMS)
 - CIRCULATION
 - FOODSERVICE KITCHEN/CATERING
 - FOODSERVICE RETAIL
 - FOODSERVICE RETAIL/KITCHEN/CATERING
 - ALL OPERATIONS ADMIN
 - LOUNGE SPACE
 - STUDENT ORGANIZATIONS/LEADERSHIP & ENGAGEMENT
 - SHARED
 - WORKSTATION / OPEN WORKSPACE

PRELIMINARY. NOT FOR CONSTRUCTION.



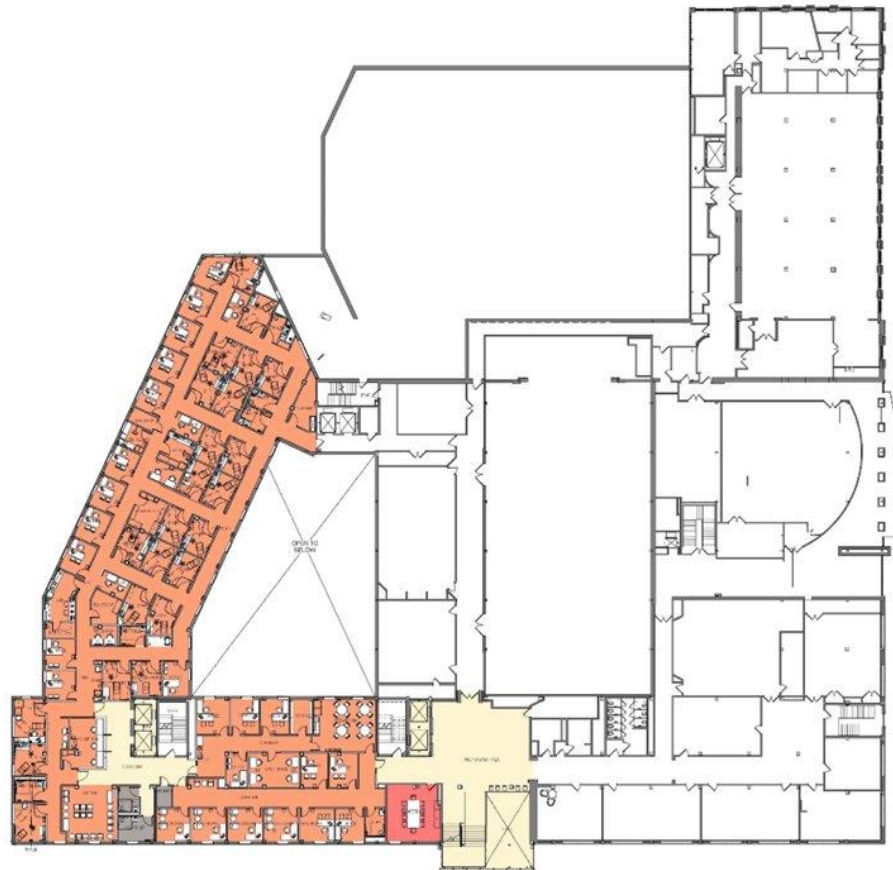
GENERAL NOTE:
VALUES NOTED OTHERWISE, THE PROGRAM CATEGORY COLOR FILL
AREAS ALIGN WITH SCOPE OF WORK AREAS.

STAKEHOLDERS

- BUILDING SUPPORT AREAS / RESTROOMS
- CIRCULATION
- DEAN OF STUDENTS OFFICE
- FOODSERVICE WITH ENGAGING
- FOODSERVICE METAL/TOG/ENGAGING
- LOUNGE SPACE
- UNIVERSITY OF COUNSELING SERVICES/ENGAGING

1. STAKEHOLDER PLAN - 02 SECOND FLOOR
1/16" = 1'-0"

PRELIMINARY. NOT FOR CONSTRUCTION.



GENERAL NOTE:
 1. THE FLOOR NOTED OTHERWISE, THE PROGRAM CATEGORY COLOR FILL
 APPLIES TO THE SCOPE OF WORK AREA.

STAKEHOLDERS

- BUILDING SUPPORT (MECH/FIRST FLOORS)
- CIRCULATION
- STAFF
- RESIDENT HEALTH SERVICES

1 FLOOR PLAN - THIRD FLOOR
 1/8" = 1'-0"



PRELIMINARY. NOT FOR CONSTRUCTION.

IMU



IOWA

Facilities Management

IMU



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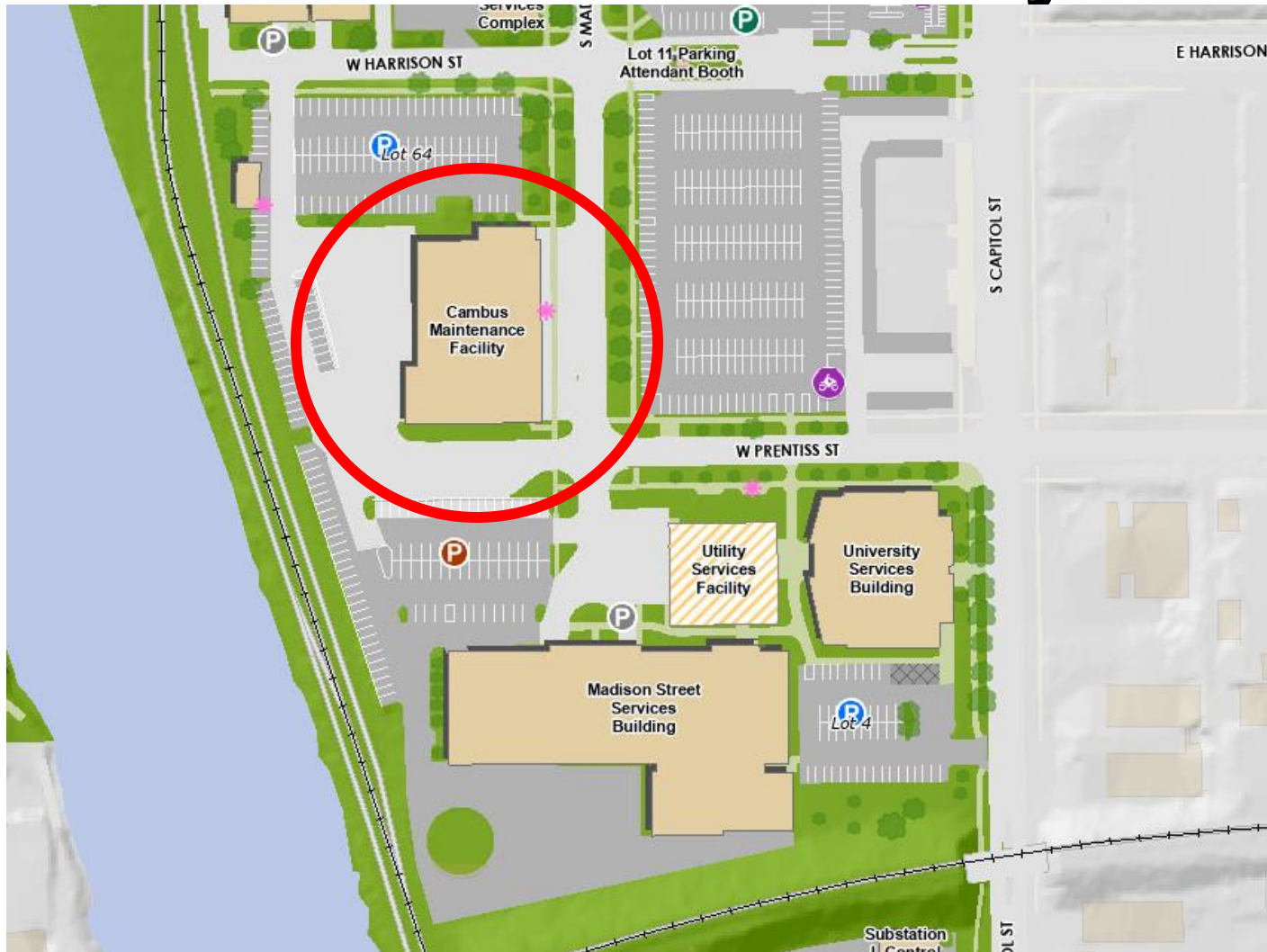
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IOWA

Facilities Management

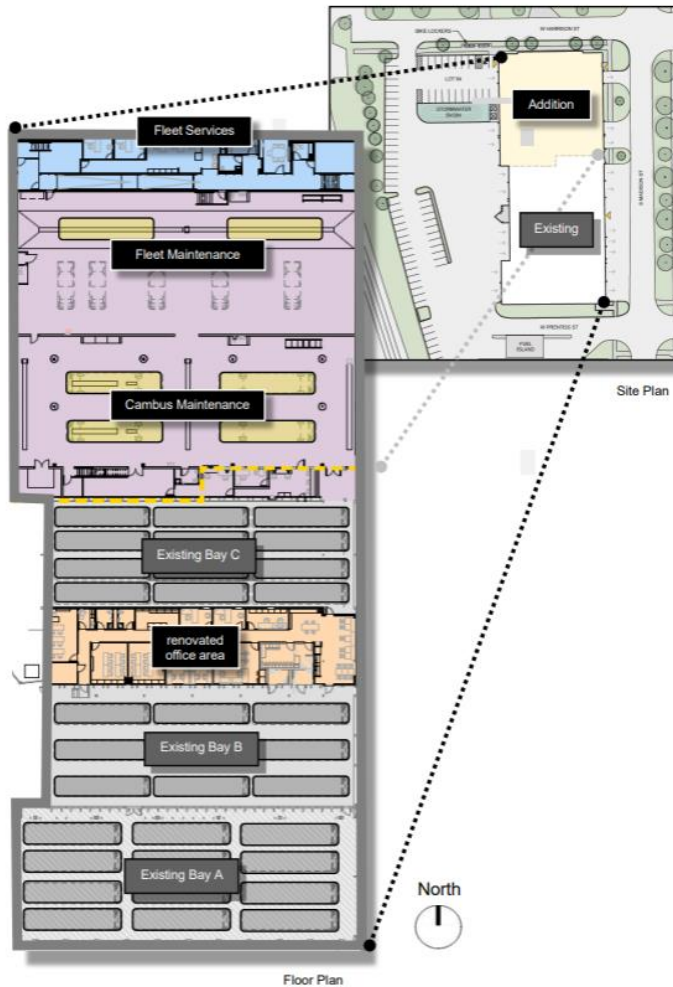
Cambus Maintenance Facility



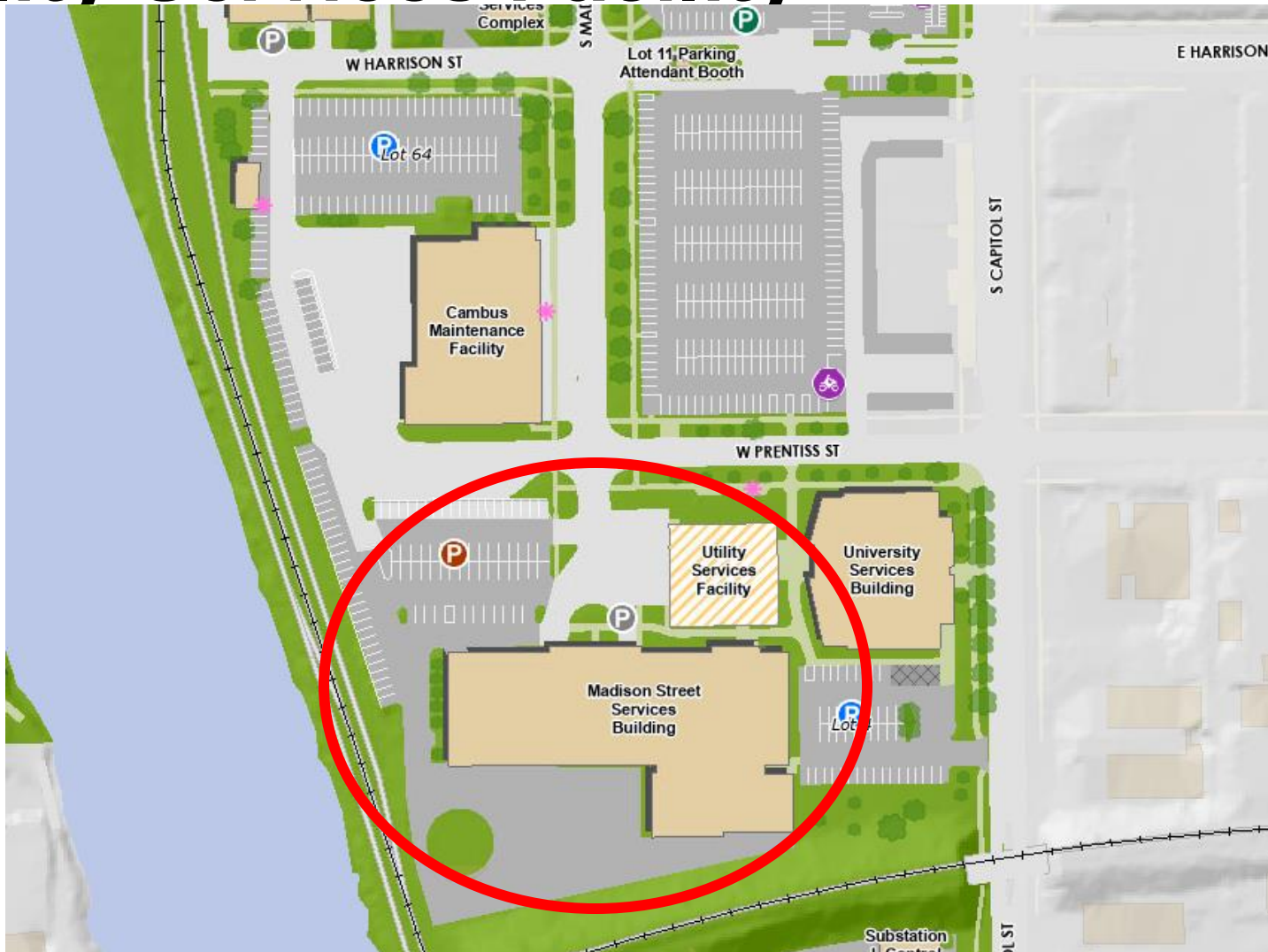
Cambus Maintenance Facility



Cambus Maintenance Facility



Utility Services Facility



Utility Services Facility



Utility Services Facility



Utility Services Facility



Questions?

Building Coordinator

Next meeting:

August 20, 2025, via zoom 11 AM to 12 PM

Proposed Agenda:

- **Building Landscape Services Survey Review**
- **Risk Management**

Questions?
THANK YOU!

Feedback welcome by emailing stephanie-rourke@uiowa.edu