

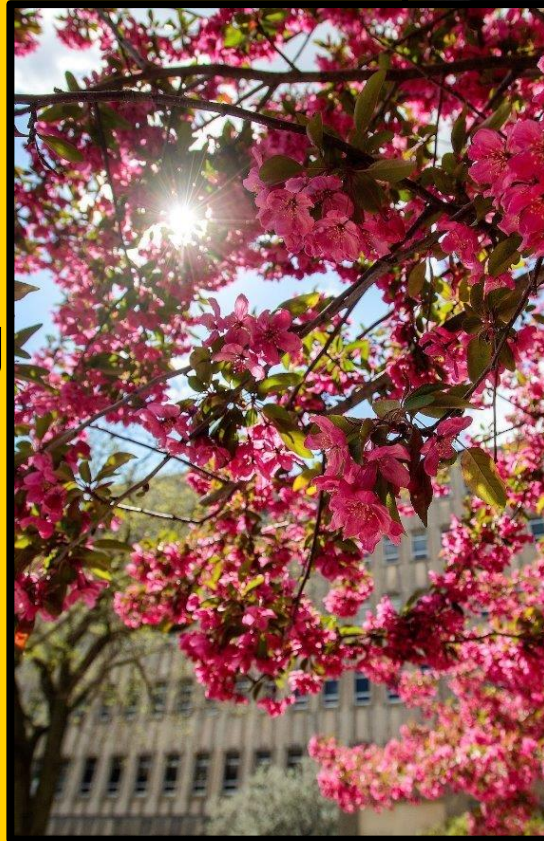
**IOWA**

Facilities Management

**Welcome!**

**Monthly Building  
Coordinator Meeting  
Via Zoom**

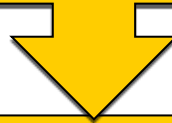
**March 18, 2026**



# Agenda

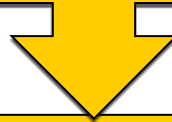
## **Building Heating to Cooling Switchover Process**

*Shelli Cowser, Associate Director – FM Building Operations and Maintenance*



## **Utility Operations – Utility Outage Management**

*Melissa Gilmartin, Electrical Distribution Manager - Engie*



## **Sustainability at Iowa**

*Beth Mackenzie, UI Sustainability Program Manager*

Facilities Management: Building Operations and Maintenance

---

# Building Heating to Cooling Switchover

13 slides

5 minutes

15 pictures

0.5 jokes

**What Should I Expect this Spring?**

March 18, 2026

# *Typical Iowa this time of year*

Welcome to Iowa

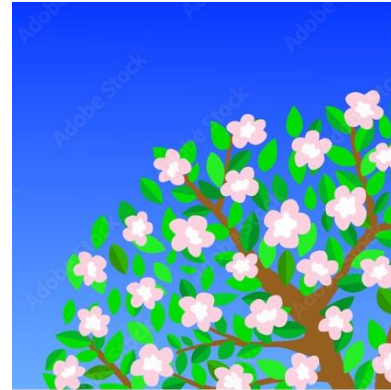
Winter: 6:03 am

Spring: 10:15 am

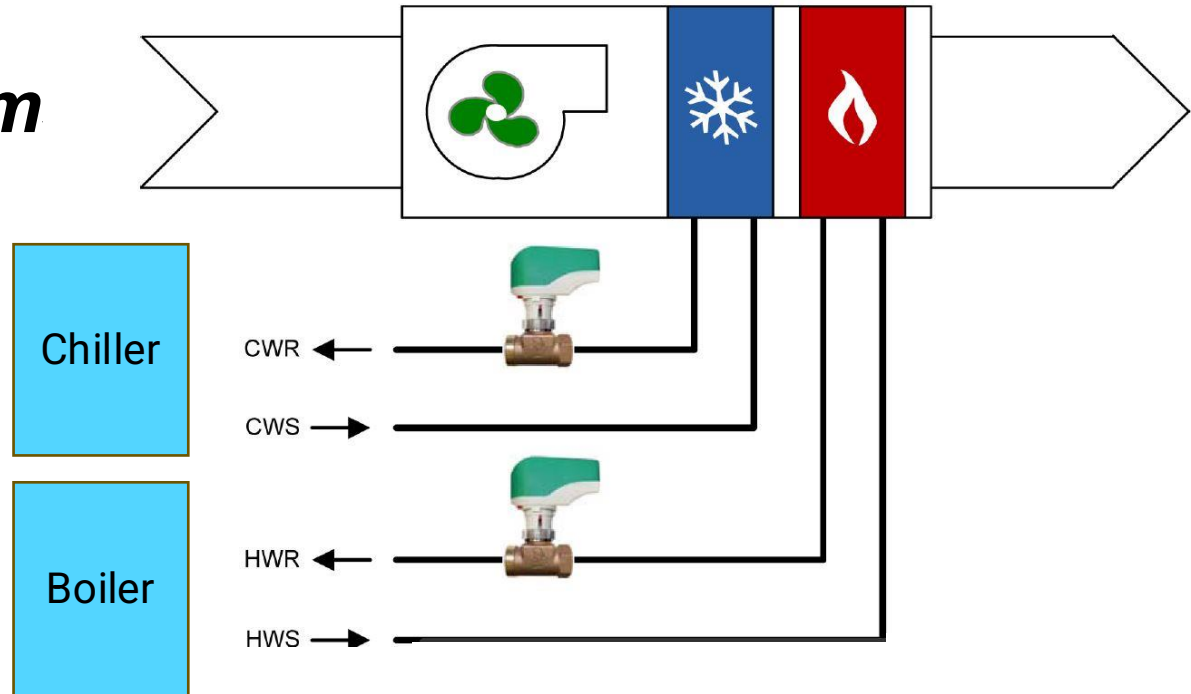
Summer: 2:37 pm

Fall: 4:30ish

Dress Accordingly



# 4-Pipe System



There are fewer limitations in a four-pipe HVAC system.

Two hydronic piping circuits (two sets of pipes, 4 pipes total) run through the building. One set connects to a boiler, the second connects to a chiller.

### Simple process:

- Coils are flushed until clear and then the coils are filled
- Should be unnoticeable to occupants of the building

*These buildings typically have air handling units that supply conditioned air to the entire building.*

# ***University of Iowa Guidelines for a four-pipe system***

- We have established a data-driven approach based on weather conditions for switching over a four-pipe system:
  - One week of low temperatures above freezing

And

- Critical spaces will be given higher priority and evaluated on a case-by-case basis

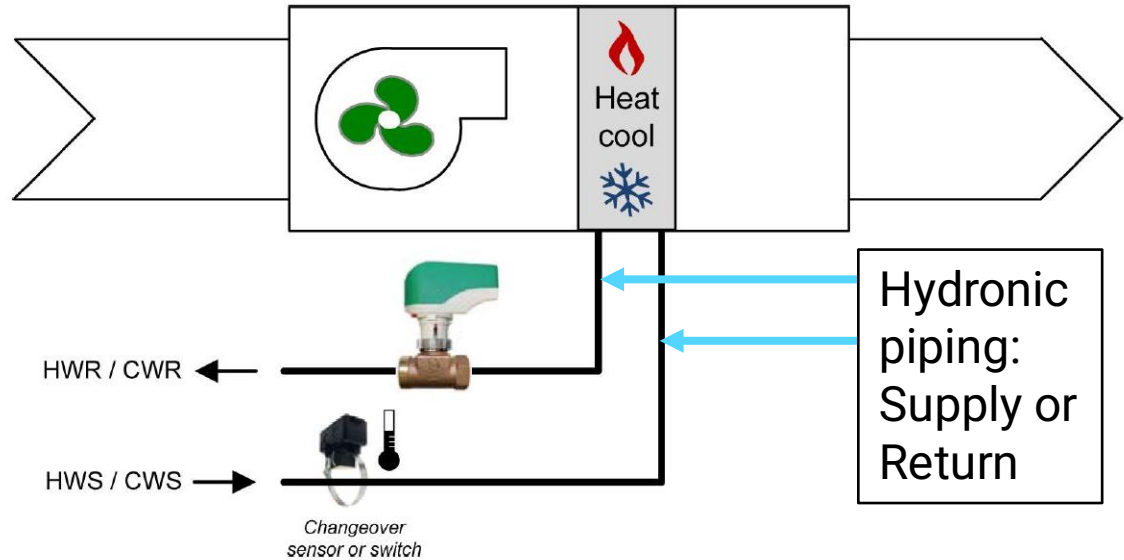
So close ...almost there

# 4-Pipe Buildings

- Biology Building
- Biology Building East
- Spence Laboratories of Psychology
- Science Library
- Chemistry Building
- North Hall
- Gilmore Hall
- Calvin Hall
- Iowa Advanced Technology Laboratories
- Macbride Hall
- Trowbridge Hall
- Old Capital
- MacLean Hall
- Schaeffer Hall
- Stuit Hall
- Jessup Hall
- Psychological and Brain Sciences Building
- Danforth
- Iowa Memorial Union
- Adler Journalism and Mass Communication Building
- Becker Communication Studies Building
- Main Library
- Information Technology Distribution Center
- Lucille Carver River Research & Education Facility
- Mossman Business Services Building
- Lindquist Center
- Seamans Center
- English-Philosophy Building
- Engineering Research Facility
- Medical Education Building
- Dental Science Building
- Art Building West
- Visual Art Building
- Wendell Johnson Speech and Hearing Center
- Performing Art Annex
- Hardin Library for the Health Sciences
- Iowa Bioscience Innovation Facility
- Carver Biomedical Research Facility
- Medical Education and Research Facility
- Pappajohn Biomedical Discovery Building
- Bowen Science Building
- College of Nursing Building
- Westlawn
- College of Medicine Administration Building
- Eckstein Medical Research Building
- Medical Laboratories
- Medical Research Facility
- Medical Research Center

# 2-Pipe Systems

Boiler or Chiller



Two-pipe HVAC systems lack operating flexibility.

The hydronic piping circuit (one set of pipes) 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.

## Easy Steps:

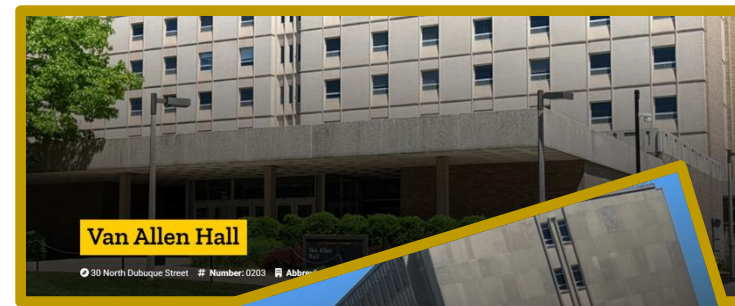
- Hot water valves will be closed
- Chilled water valves will be opened

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

# 2-Pipe Buildings

- Van Allen, 1964
- Phillips Hall, 1965
- Halsey Hall, (Shut off steam to building), 1915
- Jefferson Building (\*Treated like a 2-pipe building because of boiler\*), 1913
- English-Philosophy Building, 1966
- Iowa Bioscience Innovation Facility, 1961
- Field House, 1927
- Wendell Johnson Speech and Hearing, 1967
- Medical Education Building, 1919
- Westlawn, 1919
- Medical Research Facility, 1964
- Medical Research Center, 1957

Note: HH and JB have unique circumstances that may require a later switchover



# ***University of Iowa Guidelines for a two-pipe system***

- We have established a data-driven approach based on weather conditions for switching over a two-pipe system:
- Daytime high temperatures are consistently above 60°F - 65°F

And

- Critical spaces will be given higher priority and evaluated on a case-by-case basis

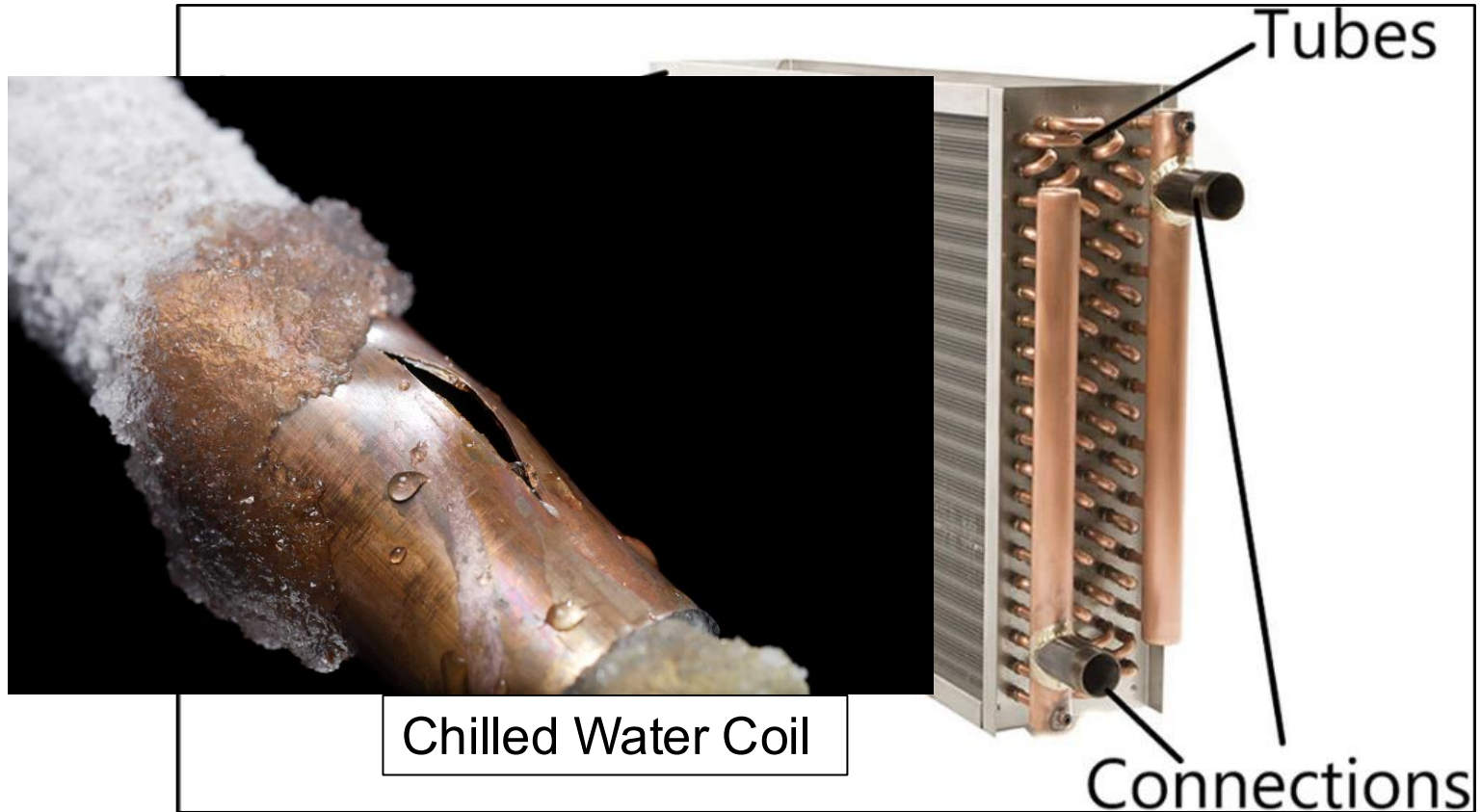


# *What Should I Expect?*

A photograph showing a person's hand hovering just above a white, slatted air vent. The background is a soft, out-of-focus light gray, suggesting an indoor setting. The hand is positioned as if feeling the air coming from the vent.

- Until buildings have been transitioned to cooling mode:
  - Warmer temperatures in the afternoon
  - Slightly humid air
  
- Once buildings have been transitioned to cooling mode:
  - Cooler temperatures and drier air in buildings
  - Slightly reduced airflow within a 24-hour window while units are off for the switchover

# What's the big deal about freezing coils?



Chilled Water Coil

# What Can Building Coordinators Do This Spring?

---

- Remind occupants to please dress in layers during the spring season to help with comfort!
- Remind occupants to please be patient
- Consider asking that temperature portal requests flow through a single point of contact during this spring season to reduce duplication of effort



**Thank you for your partnership!**

# *Tool to Help With Occupant Communication:*

Dear Building Coordinators,

As discussed in the March Building Coordinator meeting, we will soon begin the switchover of your 2-pipe system from heating mode to cooling mode. Beginning the week of **April 14, 2025**, Facilities Management will begin this annual spring process, and we anticipate wrapping up the process by **April 30, 2025**.

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 seasonal switchover for Westlawn:

Facilities Management will begin the building switchover process from heating mode to cooling mode soon. Westlawn has a 2-pipe system. This means that once the switchover is done, the facility will not have heating capability. Facilities Management schedules this switchover based on the weather forecast. With long-term forecasts showing daytime highs consistently above 60F-65F, 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.

Facilities Management will be working through our building switchover in addition to other buildings across campus with an anticipated completion date of **April 30, 2025**. Thank you for your patience during this process! If you have any questions or concerns, please contact [FM@YourService](mailto:FM@YourService) using the **BLUE** button on the portal.

Regards,

Shelli Cowser  
Associate Director, Building Operations and Maintenance

**IOWA** | Facilities  
Management

- Email will be sent to Building Coordinators for 2-pipe buildings in advance of switchover

**IOWA**

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**Questions?**



# Utility Outage Management

**ENGIE**

# Agenda

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- Utilities Managed by Engie
- Identification
- Initial Response
- Communication
- Restoration
- Follow-up
- Utility Alerts
- Questions

# Building Utilities Managed by ENGIE

## Supplied to Building

- ▶ Chilled Water
- ▶ Domestic Water
- ▶ Electricity
- ▶ Steam

Central Compressed Air

Hot Water System (Oakdale)

## Returned from Building

Chilled Water Return

Condensate Return

Sanitary Sewer

## Not Building Specific

Storm Sewer

Utilities Network

# Who is ENGIE?

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- UI selected [University of Iowa Energy Collaborative](#) (UIEC) as Concessionaire for a “[Public-Private-Partnership](#)” (P3) in December 2019.
- [ENGIE North America](#) (ENGIE) is the Utilities Operator hired by UIEC.
- Operates UI’s utility systems per Concession Agreement.
- UI utilities employees and the operations of the utilities transitioned to ENGIE in March 2020.



UNIVERSITY OF IOWA  
ENERGY COLLABORATIVE



# Identification of a Utility Outage

---

- Notifications to Utility Staff
  - Utilities Network has various alarms, text messages to staff phones
- On-Call Contacts
  - Electrical, Mechanical, Utilities Network, Chilled Water, Water Plant, Power Plant all have 24-hour phone numbers.
- Operational Outliers
  - i.e. Water Tower Level is dropping, Make-up chilled water rate increases
- Other
  - Campus Safety, FM@YourService, Building Occupant or Area Maintenance contacts  
ENGIE

# Initial Response

## → Evaluate

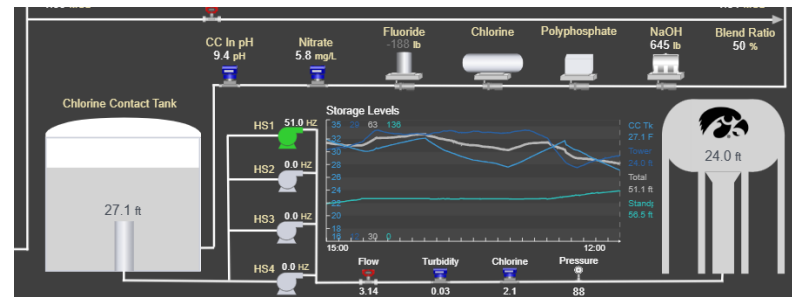
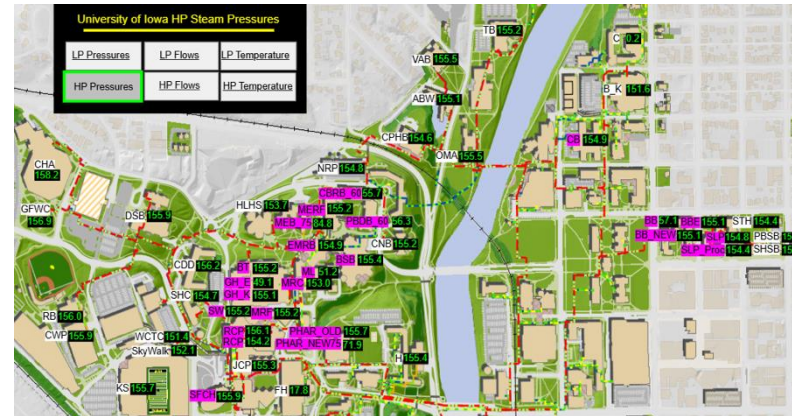
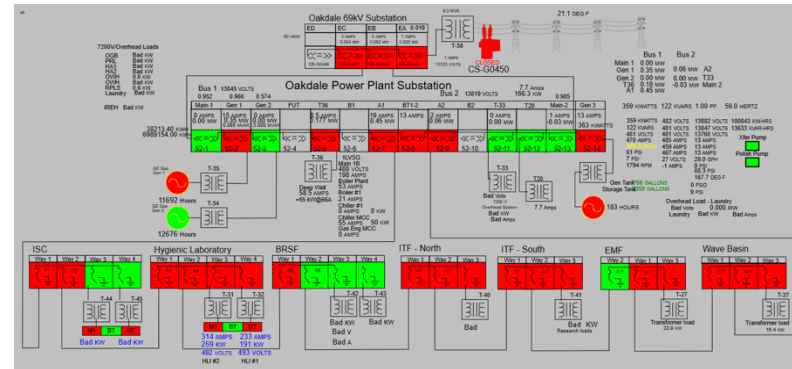
- Confirm what we can
- Who, What, Where, When, Why & How

## → Dispatch

- During regular hours teams are heading out as soon as possible
- After hours call-in staff drives to shop, gear-up, and head to identified location(s).

## → Notifications

- Utilities Alert
  - Our tool to send notifications about unplanned outages affecting electricity, steam, water and chilled water on campus



# Communication



Role	Activities
UIU Leadership	<ul style="list-style-type: none"> <li>• Direct communication with ENGIE leadership</li> <li>• Direct communication and coordination with UI leadership</li> </ul>
ENGIE Leadership	<ul style="list-style-type: none"> <li>• Direct communication with UIU leadership</li> <li>• Ensures consistent Utility Alerts on approximately hourly basis until resolved</li> <li>• Evaluate needs for business continuity plans</li> </ul>
ENGIE Outage Manager	<ul style="list-style-type: none"> <li>• Getting updates from Responding Personnel</li> <li>• Directing responding personnel on priorities/resources</li> <li>• Identify additional resources or needs</li> <li>• Activating outside resources</li> <li>• Define knowns and unknowns</li> <li>• Estimate timelines</li> <li>• Follow-up communication</li> </ul>
Responding Personnel	<ul style="list-style-type: none"> <li>• Identify where is affected by event</li> <li>• Is it safe to respond</li> <li>• What caused this event</li> <li>• Determining how can we return the utility service to the building safely and quickly</li> <li>• Can this be isolated without negatively impacting other portions of campus</li> <li>• Is this a temporary fix or permanent fix</li> </ul>

# Restoration

---

- Return to supplying utility to building customer.
- Utility Alert of restoration
- Depending on service, may take time for systems to return to normal.
- Crew clean-up
- Debrief with responding personnel
- Determine and plan additional repairs or follow-up to return utility system fully to normal operation

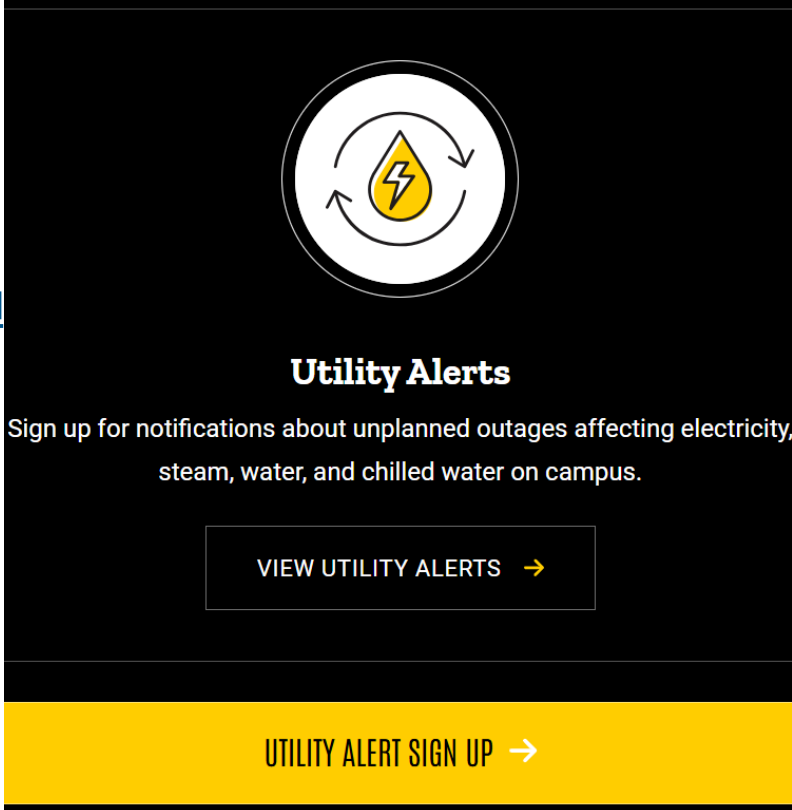
# Follow-Up

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- Gather information regarding the event.
- Decision is made by UIU, UIEC and ENGIE leadership if a formal Root Cause Analysis will be conducted
- Root Cause Analysis:
  - Evaluate and Identify Root Causes
  - Develop suggested improvements (projects, maintenance improvements, testing) to enhance utility system robustness
  - Share report and timelines for improvements with UIU
  - Submit improvement documentation
- Customer meetings as requested

# Utility Alerts

- Visit the Utility Alerts webpage:  
<https://facilities.uiowa.edu/utility-alerts>
- Sign up for utility alerts:  
<https://nexus.facilities.uiowa.edu/nexus/utilities/subscriptions>
- View all alert types:  
<https://facilities.uiowa.edu/fmalerts>



The image shows a dark-themed banner for utility alerts. At the top center is a circular icon containing a yellow lightning bolt and a water drop, with two curved arrows forming a circle around it. Below the icon, the text "Utility Alerts" is displayed in a bold, white font. Underneath, a smaller white font reads: "Sign up for notifications about unplanned outages affecting electricity, steam, water, and chilled water on campus." A white rectangular button with the text "VIEW UTILITY ALERTS" and a right-pointing arrow is centered below the text. At the bottom of the banner, a yellow bar contains the text "UTILITY ALERT SIGN UP" followed by a right-pointing arrow.

Utility Outage Management

---

# Any Questions?

Melissa Gilmartin  
Electrical Distribution Manager  
ENGIE

O: 319 800 2052

M: 641 485 6116

Melissa.Gilmartin@engie.com

→ [uiowa.edu](http://uiowa.edu)

**IOWA**

Utility Outage Management

**Thank you**

Melissa Gilmartin  
Electrical Distribution  
Manager  
ENGIE

O: 319 800 2052  
M: 641 485 6116  
Melissa.Gilmartin@engie.com

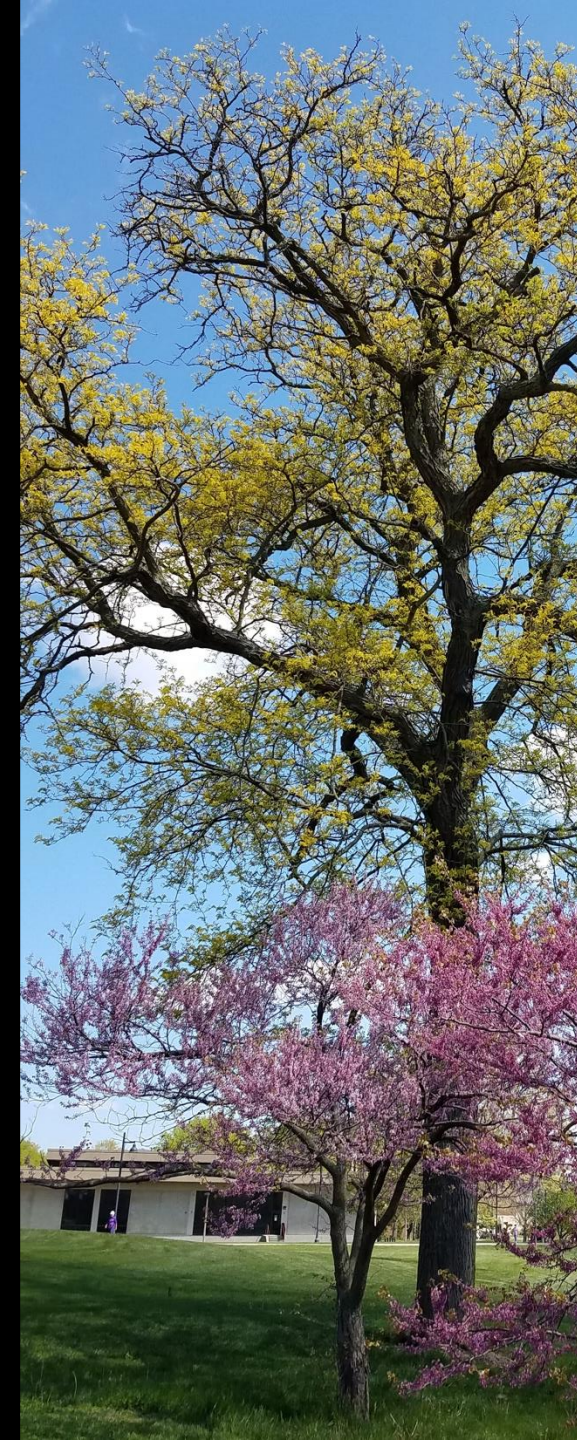
→ [uiowa.edu](https://uiowa.edu)

**IOWA**

# Sustainability at Iowa

Office of Sustainability and the Environment

[sustainability.uiowa.edu](http://sustainability.uiowa.edu)



# Our Office Staff

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Stratis Giannakouros



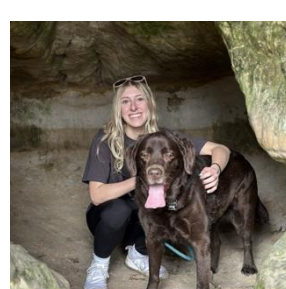
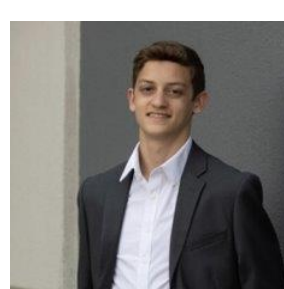
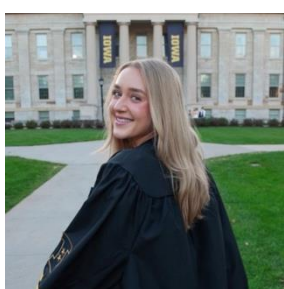
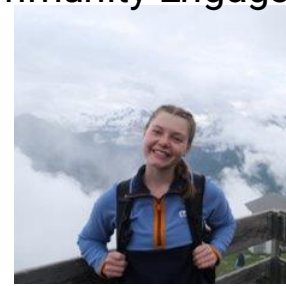
Beth MacKenzie



Brinda Shetty

# Our Interns

- Current Intern Areas
  - Communications
  - Mentorship program
  - Alumni network
  - Campus Conservation and Discovery
  - Community Engagement



# Sustainability in Practice

- Since 2008, OSE has served as the hub for campus sustainability.
- Central resource for integrating sustainability into UI's operations, academics, research, and community engagement.
- Connect the campus community through collaborative partnerships, innovative initiatives, and educational opportunities
- Empower Hawkeyes to make informed decisions that drive meaningful, lasting impact.



# Our Priorities

## → Support students

- Expand sustainability curriculum
- Provide internships
- Expand student research opportunities
- Engage student orgs

## → Support faculty

- Facilitate research opportunities
- Facilitate study abroad opportunities
- Expand living laboratories on campus

## → Support campus partners

- Host or collaborate on sustainability events and outreach activities
- Provide sustainability consultation and technical assistance
- Assist in achieving UI's campus sustainability goals



# Experiential Learning

**IOWA**

Living Labs at Iowa

Home About Living Labs Create New Living Labs Living Labs Team Contact

View Edit Layout Revisions Usage Replicate Delete

## LIVING LABORATORIES

Teaching and learning outside the traditional classroom on the University of Iowa campus

ABOUT LIVING LABS →

CREATE NEW LABS ON CAMPUS →

SEE LIVING LABS! (LINK TO GRID OF LL) →



### COURSE INFORMATION

- Ancient Medicine, CLSA:1181
- Katherine Beydler, Affiliate Faculty, CLAS, Classics
- 150 students, 6 discussion sections with 25 students each

### PEDAGOGICAL GOALS

- Develop a historical understanding of medical thought
- Analyze medical practices across time and culture
- Understand transmission and influence of medical traditions

### LIVING LAB USAGE & INSTRUCTIONAL APPROACH

Each discussion group, led by TAs, meets once per semester at **Roots of Medicine**, the College of Pharmacy's medicinal garden.



During the outdoor lesson, students select a plant discussed in class to observe in the medicinal garden. They use a guided worksheet to structure their observation. Over a 20-minute period, they examine its physical characteristics, such as the appearance, scent, texture, and, when appropriate, taste. By scanning the plant's QR-coded tag, they access the College of Pharmacy's and Hardin Library's **Roots of Medicine** website, which provides historical and contemporary medicinal uses along with current research related to the plant. Students then reflect on how their chosen plant is used in modern and classical medicine.

LIVING LABS AT IOWA

living.lab.uiowa.edu

**IOWA**

Office of Sustainability and the Environment

# Study Abroad

- Sustainable Chemistry Along the Rhine River
  - Germany and Switzerland
  - June 1-15
- Iceland Interdisciplinary Student Expedition
  - Iceland
  - July 8-16



# Professional Growth and Mentorship Program

- Creates mentoring opportunities for undergraduate students who are exploring careers in sustainability and the environment.
- Match students with sustainability professionals on and off campus.
- <https://sustainability.uiowa.edu/mentorship>



# Campus Conservation and Discovery

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# Organic Turf Pilot

- 3-year project to transition to organic turf management
- Partnership with FM and Athletics grounds teams, Beyond Pesticides, Natural Grocers
- Annual soil testing to measure soil health
- Incorporating student research projects



Women's Soccer Field



Seashore Green



Wrestling Training Center

# Miyawaki Forest



# Research Labs

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- Academic research facilities use 3-6 times more energy than office spaces
- Single use plastic waste
- Shut the Sash campaign
- -80-to--70-degree freezers
- My Green Lab certification



# Human Centered Design

- Going beyond LEED to ensure spaces are good for people and the planet.
- Natural light
- Views of nature
- Acoustic design to reduce noise
- Good air quality
- Biophilic design elements like plants, wood, natural textures, water features
- Comfortable furniture
- Spaces that foster discussion and relationship building
- Access to outdoor spaces with gardens, water features, shaded seating



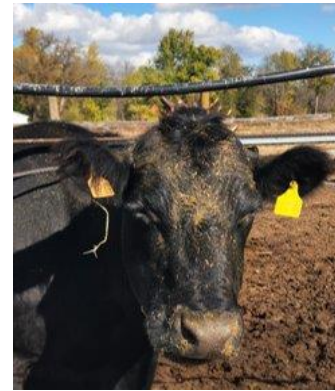
# Blanket Library



[https://www.instagram.com/reel/DIUCt4KuaCL/?utm\\_source=ig\\_web\\_button\\_share\\_sheet&igsh=MzRIODBiNWFIZA==](https://www.instagram.com/reel/DIUCt4KuaCL/?utm_source=ig_web_button_share_sheet&igsh=MzRIODBiNWFIZA==)

# Farm Tours

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# North Hall Edible Garden



# Campus Roots

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## CAMPUS ROOTS

*Planting Trees to Honor UI  
Students, Staff, and Faculty*

Are you part of a group making campus more sustainable? Get recognized with a tree planted in your group's honor.



*Submit your project by  
April 1st*



# Earth Month

- SUBMIT YOUR EVENTS!
- Arboretum garlic mustard pull
- Earth Day at College of Engineering
- Miyawaki Forest Tree Planting 2.0
- Trash clean-ups
- Alumni career panel
- Teaching and Learning Outside: Showcase and Roundtable
- More at the Earth Month Hub
  - [Sustainability.uiowa.edu/earth-month](https://sustainability.uiowa.edu/earth-month)



# Iowa Tree Stories (LAUNCHING SOON)

- Add your favorite tree(s) to the map
- Tell us what makes your tree special to you
- Write a message to your tree
- Be the Lorax! Speak on behalf of your tree
- Nominate your tree for an MVT (Most Valuable Tree) award
- <https://sustainability.uiowa.edu/iowa-tree-stories>



# 6<sup>th</sup> Annual BioBlitz



**IOWA**

## 6TH ANNUAL BIOBLITZ

Join UI researchers in collecting, observing,  
and recording biodiversity!

Ashton Prairie Living Laboratory

Saturday, July 11, 2026

9:00 a.m. - 11:00 a.m.

[EVENTS.UIOWA.EDU/EVENT/35620](https://EVENTS.UIOWA.EDU/EVENT/35620)



Individuals with disabilities are encouraged to attend all University of Iowa-sponsored events. If you are a person with a disability who requires a reasonable accommodation in order to participate in this program, please contact Beth MacKenzie in advance at (319) 384-3415 or [elizabeth-k-mackenzie@uiowa.edu](mailto:elizabeth-k-mackenzie@uiowa.edu)

**IOWA**

Office of Sustainability and the Environment

# OSE Newsletter

Sign up at

<https://apps.its.uiowa.edu/dispatch/subscriptionLists/1086472006/signup>



 **Office of Sustainability  
and the Environment**

3 Jessup Hall  
5 West Jefferson Street  
Iowa City, IA 52242

 (319) 335-5516

 [Sustainability@uiowa.edu](mailto:Sustainability@uiowa.edu)

**Subscribe to our Newsletter**



**IOWA**

**Thank you!**

[sustainability.uiowa.edu](https://sustainability.uiowa.edu)



**Next meeting:**

**April 15, 2026 - ZOOM**

**Thank you for attending the Building  
Coordinators meeting!**

