

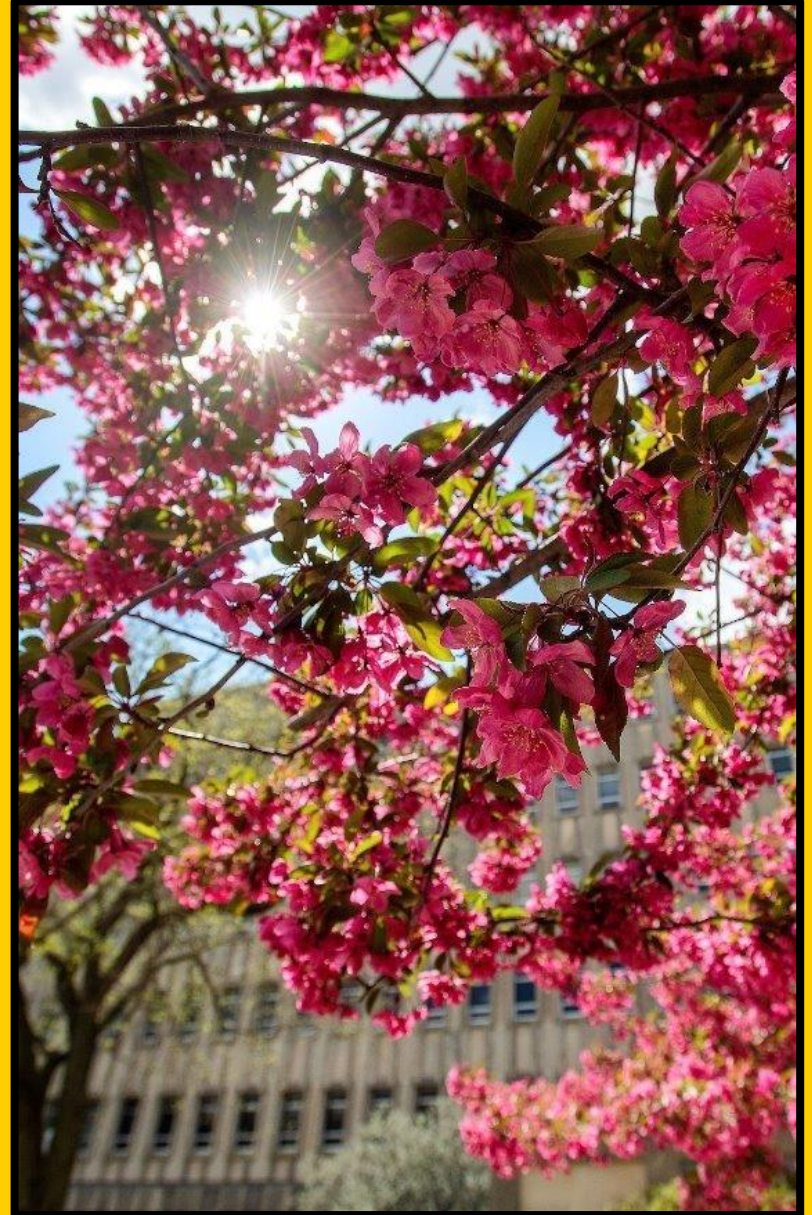
**IOWA**

Facilities Management

**Welcome!**

**Monthly Building  
Coordinator Meeting  
Via Zoom**

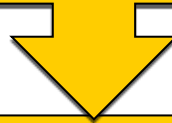
**April 15, 2026**



# Agenda

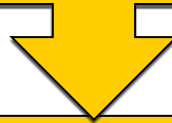
## **Estimating Process Phase 2 Updates**

*Steve Sawyer, Lead Technology Specialist – Facilities Management IT*



## **Asset Optimization Services (AOS) Overview**

*Brad Dameron, Associate Director – Facilities Management AOS*



## **Facilities Management Custodial Services**

*Andy Bruckner, Director, Custodial Services*

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# New Estimate Request Process

Steve Sawyer – FM IT

# New Process for Requesting Estimates Phase 2

- Phase 1 went live on Feb 1, 2026, and to date we've processed 23 estimate requests. Phase 2 will go live on April 19, 2026.
- The estimate process is based on a request submitted from the Yellow Button of the FM@YourService Portal. This process continues to utilize departmental workflow and now includes integration with FM's Computerized Maintenance Management System (AiM). Nothing changes for regular (non-estimate request) Yellow Button requests.
- For requests where you'd first like to receive an estimate you check the new radio buttons at the bottom of the page:
  - Phase 2 adds the question for Access / Locks

→ Estimate

Is this request for Door Access or Locks?\*:  Yes  No

Request Estimate\*:  Yes  No

# Estimate Workflow

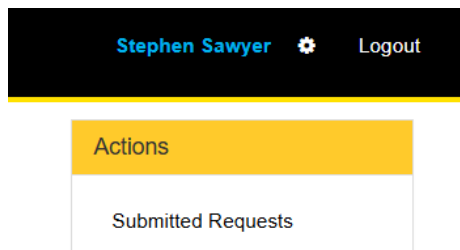
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- High level workflow when you request an estimate:
  - Your supervisor is first notified via an email with a link to the request where they will need to approve or reject the request.
    - 30 days for supervisor approval, reminder email at 20 days, then cancel. (2 emails)
  - If they approve, then a Customer Service Request (CSR) is created in AiM and the appropriate shop manager is notified to create the estimate.
  - When the estimate is complete, the requestor is notified via email with a link to the estimate where they can approve, reject, or request changes.
    - If approved, the request is routed as normal through Universal Workflow.
    - If request changes, the request is sent back to the manager for updates.
    - If reject, the estimate is canceled.
    - If no response in 30 days from last submission, canceled (email notice)

# Estimate Workflow – valid timeframe

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- The estimate is valid for 30 days from the date of the last submission from the shop manager.
  - If not approved in Universal Workflow, request will still auto-void in 30 days
- All estimate requests will remain in your “Submitted Requests” listing, on the FM@YourService Portal.



# Screenshot of Estimate 1

## → Estimate

Request Estimate  Yes  No

Supervisor: Rakesh Rao

Estimate Provided By: Stephen R Sawyer

Estimate Date: 1/8/26

**\*Note: Estimates are valid for 30 days from receipt**

### Estimate Details

Item Type	Description	Quantity	Unit	Unit Price	Amount
Material	pipe	20	Feet	\$50.00	\$1,000.00
FM Labor	HVAC Technician	2	Hours	\$75.00	\$150.00
Contract Labor	Outside Contractor	2	Hours	\$100.00	\$200.00
Equipment	Equip Rental	2	Hours	\$150.00	\$300.00
Other	Miscellaneous	1	Each	\$50.00	\$50.00
				<b>Total</b>	<b>\$1,700.00</b>

# Screenshot of Estimate 2

## → Notes

Add

User	Date	Note
Stephen Sawyer	1/8/26	Estimate has been submitted for approval
Stephen Sawyer	12/29/25	Requesting review and resubmission of estimate
Stephen Sawyer	12/29/25	please add scope
Stephen Sawyer	12/29/25	Estimate has been submitted for approval
Stephen Sawyer	12/29/25	Supervisor has approved the estimate request
Stephen Sawyer	12/29/25	test
Stephen Sawyer	12/29/25	Estimate Request has been submitted

## → Note for Reject/Resubmit

Approve & Proceed

Resubmit Request

Reject

Print

Close

# Screenshot of Estimate 3

👍 Departmental Work Order Request Continued...

➔ Select Workflow Information:

Note: If you are not sure on who to route the request, please check with your departmental administrator or supervisor.

Workflow Department: 05-0375 (Facilities Management Shops) ▼

Select Route\*

	Office Code	Office Name	Office Type
<input checked="" type="radio"/>	05-0375-00250_66001	00250 66001	Sub Department
<input type="radio"/>	05-0375-bfs	05-0375-bfs Sub Department	Sub Department
<input type="radio"/>	05-0375-bls	05-0375-bls Sub Department	Sub Department
<input type="radio"/>	05-0375-pdc	05-0375-pdc Sub Department	Sub Department
<input type="radio"/>	05-0375-uem	05-0375-uem Sub Department	Sub Department

Projected Workflow Path:

1 **IT Approval**  
Sawyer, Stephen R SIGNATURE PERMITTED  
Maheshwari, Akshay SIGNATURE PERMITTED

Back

Submit

# Screenshot of Estimate –Workflow Route

With Phase 2, FM@YourService is not in the Workflow Route

Package Id: 16221668

## Workflow Routing History

Stop #	Status	Name	Context & Rights	Actions
--	Initiated	Hansen, Christopher L <a href="mailto:christopher-hansen-1@uiowa.edu">christopher-hansen-1@uiowa.edu</a>		Initiated on 04/07/2026 11:22 AM
1	Approved	Sawyer, Stephen R Lead Technology Specialist	00250 66001 Sub Department (05-0375-00250_66001) Signature Permitted	Approved on 04/07/2026 11:24 AM
1	No Action	Maheshwari, Akshay Senior Application Developer	00250 66001 Sub Department (05-0375-00250_66001) Signature Permitted	04/07/2026 11:24 AM
2	Opted Out	Facilities Management Shops (05-0375)	--	Bypassed on 04/07/2026 11:24 AM
3	Opted Out	VP Finance and Operations (05)	--	Bypassed on 04/07/2026 11:24 AM
--	Routing Completed			Completed on 04/07/2026 11:24 AM

# Screenshot of Submitted Requests

## List of Your Submitted Departmental WO Requests

Close

Search

Search

Reset

First Previous **1** 2 3 Next Last

Ref#	Work Order #	Workflow Package Id	Description	Building	Name	Request Date	Estimate Requested	Status
							<input type="checkbox"/>	
			test	0450 USB - University Services Building	Stephen R Sawyer	Apr 13, 2026	Yes	Pending Supervisor Approval
		16232096	test s3 upload. no action needed.	0457 HTRC - Hawkeye Tennis and Recreation Complex	Pankaj Kumar Sinha	Apr 10, 2026	No	Routing
170132		16221668	Estimate demo	0450 USB - University Services Building	Christopher L Hansen	Apr 7, 2026	Yes	Req Approved
170131		16220872	test	0450 USB - University Services Building	Christopher L Hansen	Apr 7, 2026	Yes	Req Approved
					Stephen R Sawyer	Apr 7, 2026	No	Draft Delete
170128		16218321	testing phase 2	0450 USB - University Services Building	Stephen R Sawyer	Apr 6, 2026	Yes	Req Approved
170127			test	0450 USB - University Services Building	Stephen R Sawyer	Apr 6, 2026	Yes	Estimate Submitted
170125			test	0450 USB - University Services Building	Akshay Maheshwari	Mar 26, 2026	Yes	Estimating

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# Questions?

Steve Sawyer  
Lead Technology  
Specialist  
FM IT

Stephen-  
sawyer@uiowa.edu

→ [uiowa.edu](https://uiowa.edu)

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# **Asset Optimization Services (AOS) Overview**

*Building Coordinator Meeting, 4/15/26*

# Asset Optimization Services (AOS)

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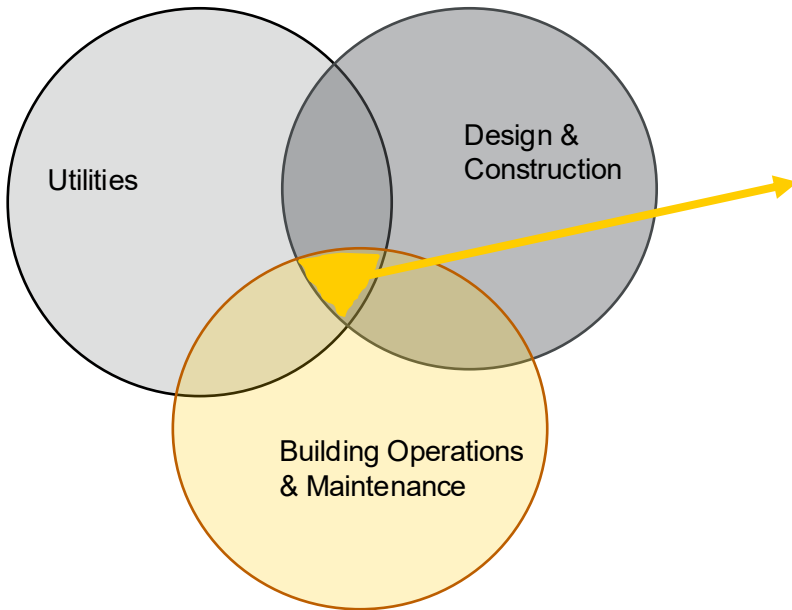
**Who** –The AOS Team is a technical resource team with services that sit at the intersection of Building Operations & Maintenance, Utilities, & Design and Construction

**What** –Focus on identifying and improving energy and reliability of building systems. (Mechanical, Electrical, and Plumbing)

**How** – Advocating for decision-making based on Total Cost of Ownership.

# Asset Optimization Services

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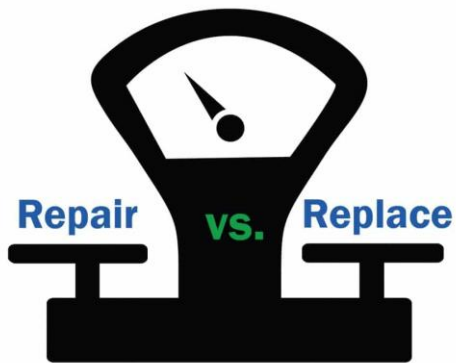
## Total Cost of Ownership

Processes and decisions grounded by data that consider the entire life cycle of assets, starting in design and ending in demolition.

# AOS Scope – The 4 Primary Services

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- 1. Total Cost of Ownership (TCO) Authority – AOS will advocate for TCO decision making



Pressure Motive Pump

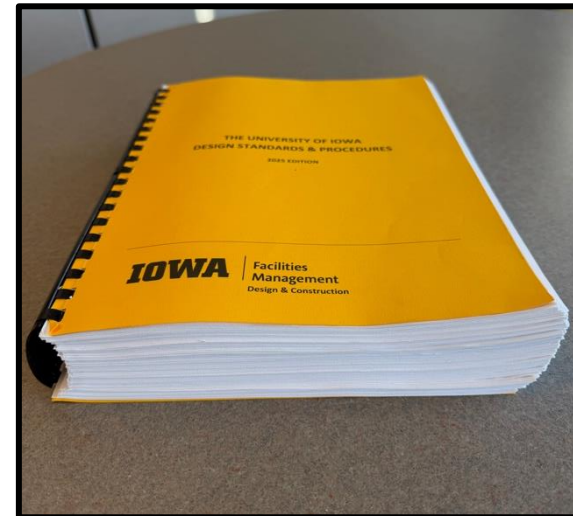


Electric Pump

# AOS Scope – The 4 Primary Services #2

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2. The University of Iowa Design Standards & Procedures - Ownership of energy / reliability related building system design standard content for GEF facilities



# AOS Scope – The 4 Primary Services #3

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**3. Utilization of “Energy Fund” - Assist customers across campus in both identifying and prioritizing project investment opportunities to optimize TCO principles.**

- a. Re-occurring \$500,000 fund
- b. All University buildings can submit projects
- c. Next round of scoring coming in June



# Energy Matrix update

<u>FY Approved</u>	<u>Building #</u>	<u>Building Abrv</u>	<u>Building Name</u>	<u>Project Desc.</u>	<u>Approved Project Funding</u>
FY25	68	CRWC	Campus Recreation and Wellness Center	GEF-Upgrade Natatorium Metal Halide lights to LED	\$ 350,000.00
FY25	457	HTRC	Hawkeye Tennis and Recreation Complex	GEF-HTRC Turf Addition Lighting Upgrade	\$ 223,000.00
FY25	106	CPB	College of Pharmacy Building	GEF-Pendant light replacement	\$ 85,000.00
FY25	431	PFP	Pomerantz Family Pavilion	UIHC-Lighting upgrade	\$ 65,000.00
FY25	391	M	Mayflower	Controls upgrade	\$ 35,000.00
FY26	418	IATL	IA Advanced Technology Laboratory	Replace 7 ABB 400 Series Drives	\$ 35,000.00
FY26	42	KS	Kinnick Stadium	Replace Leaking Hot Water Heaters	\$ 150,000.00
FY26	28	ML	Medical Laboratories	VFD Replacements	\$ 100,000.00
FY26	204	BSB	Bowen Science Bldg	Replace Recessed Lighting at Beisner Auditorium	\$ 15,000.00
FY26	330	PRL	Physiology Research Laboratory	Upgrade Lighting to LED	\$ 12,000.00
FY26	203	VAN	Van Allen Hall	Replace lighting in 1st Floor Classrooms	\$ 17,000.00
FY26	242	OSBA	Oakdale Shops Bldg A	Lighting Updgrade	\$ 7,500.00
FY26	370	OIGS	Iowa Geologic Survey - Oakdale	Upgrade Lighting from Fluorescent to LED	\$ 20,000.00
FY26	304	HIT	Hawkeye Indoor Track Facility	Domestic Hot Water for HIT and Jacobson	\$ 190,000.00
FY26	431	PFP	Pomerantz Family Pavilion	Conference Rm Lighting Retro Fit	\$ 40,000.00
FY26	277	STAN	Stanley Hall	Florite Water Heater Nano Bubbler	\$ 15,000.00
FY26	44	C	Currier Hall	Florite Water Heater Nano Bubbler	\$ 15,000.00
FY26	290	ITF	Information Technology Facility	Update lighting to LED in offices and bathrooms	\$ 10,000.00
FY26	204	BSB	Bowen Science Bldg	Installing fault detection on building	\$ 45,000.00
FY26	241	EMF	Environmental Mgmt Facility	EMF Lighting Upgrade to LED's	\$ 57,300.00
FY26	455	CBRB	Carver Biomedical Research Bldg	VFD Replacement	\$ 35,000.00
FY26	29	TH	Trowbridge Hall	Replace Lights in 134/136 classrooms	\$ 12,300.00
FY26	439	DSRI	Driver Safety Research Institute	DSRI lighting upgrade to LED's	\$ 64,200.00
FY26	447	MERF	Medical Education Research Facility	VFD replacements	\$ 85,000.00
FY26	304	JAB	Jacobson Athletic Building	Evaluate building HVAC system for improved effeciacy	\$ 15,000.00
FY26	450	USB	University Services Building	USB Lighting Controls	\$ 17,000.00
FY26	276	D	Daum Hall	Florite Water heater Nano Bubbler	\$ 14,375.00
FY26	73	B	Burge Hall	Florite Water heater Nano Bubbler	\$ 14,375.00
FY26	112	H	Hillcrest Hall	Florite Water heater Nano Bubbler	\$ 43,125.00
FY26	273	R	Rienow Hall	Florite Water heater Nano Bubbler	\$ 14,375.00
FY26	275	P	Petersen Residence Hall	Florite Water heater Nanobubbler install	\$ 14,375.00
FY26	272	CAT	Cattlett Residence Hall	Florite Water heater Nano Bubbler	\$ 14,375.00
FY26	278	DSB	Dental Science Building	VAV Replacement N208	\$ 80,000.00
FY26	68	CRWC	Campus Recreation and Wellness Center	Update Building Lighting Control System	\$ 75,000.00
<b>Total All Approved ACTIVE Energy Matrix Projects</b>					<b>\$ 1,985,300.00</b>

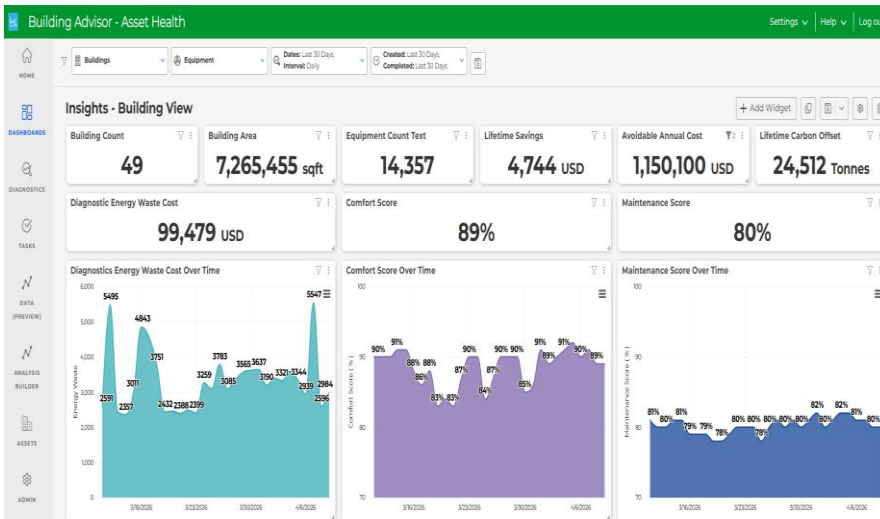
*\$2 Million!*



# AOS Scope – The 4 Primary Services #4

## 4. Building Performance Optimization - Assist customers with building performance assessments and awareness

- Fault Detection and Diagnostics is key tool for finding opportunities
- Building usage reviews with Accounting, Utilities, and users
- Top 3-5 interruptions



# Building Optimization – RESPARC

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- **AOS is working with RESPARC committee members on some energy and cost saving strategies**
  - Standardizing temperature setpoints in non-animal and non-patient care areas
  - Drafting definition and policy for an “Occupied” building
  - These will be modeled after policies in place at peer institutions
  - **Smart scheduling and setpoint optimization together can reduce HVAC energy use 10–30% with low capital investment.**
  - These strategies decrease consumption, extend equipment life, and support sustainability goals.

# Building Optimization – FDD and Controls

- AHU schedule optimization – Brian, and Scott are working together and making a BIG impact

Building	Date	# of AHUs	Hrs saved/week	Hrs saved/year
College of Nursing	1/14/2025	1	41.5	2158
Schaeffer Hall	2/27/2025	1	28.5	1482
Lindquist North	3/24/2025	1	26	1352
College of Public Health	5/5/2025	9	10	520
Pappajohn Business	3/19/2026	4	25	1400
Theatre Building	4/9/2026	5	102	5304
Phillips Hall	4/1/2026	14	327	17004
<b>Total</b>			<b>560</b>	<b>29220</b>



# How to reach us:

<https://facilities.uiowa.edu/asset-optimization-services>

Have an idea for an energy project in your building? Have a building issue you'd like investigated? Or just want to know how AOS can help you? Contact AOS through the blue button on the [FM@YourService](#) portal.

## **Brad Dameron**

Associate Director

[brad-dameron@uiowa.edu](mailto:brad-dameron@uiowa.edu)

[\(319\) 467-1733](tel:(319)467-1733)

## **Tom Moore**

Systems Reliability and  
Energy Manager

[thomas-p-moore@uiowa.edu](mailto:thomas-p-moore@uiowa.edu)

[\(319\) 631-8889](tel:(319)631-8889)

## **Brian Dameron**

Building Analytic  
Response Specialist

[brian-dameron@uiowa.edu](mailto:brian-dameron@uiowa.edu)

[\(319\) 467-4102](tel:(319)467-4102)

## **Melissa Morley**

Analytic Response  
Coordinator

[melissa-morley@uiowa.edu](mailto:melissa-morley@uiowa.edu)

## **Scott Sellner**

Controls Analytic  
Specialist

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[\(319\) 384-0854](tel:(319)384-0854)

## **Nicole Underwood**

Mechanical Engineer

[nicole-underwood@uiowa.edu](mailto:nicole-underwood@uiowa.edu)

## **Godfrey Walker**

Electrical Engineer

[godfrey-walker@uiowa.edu](mailto:godfrey-walker@uiowa.edu)

# Questions for AOS?

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Facilities Management

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# FM Custodial Services update April 2026

**Building Coordinators Meeting**

April 15, 2026

# Agenda

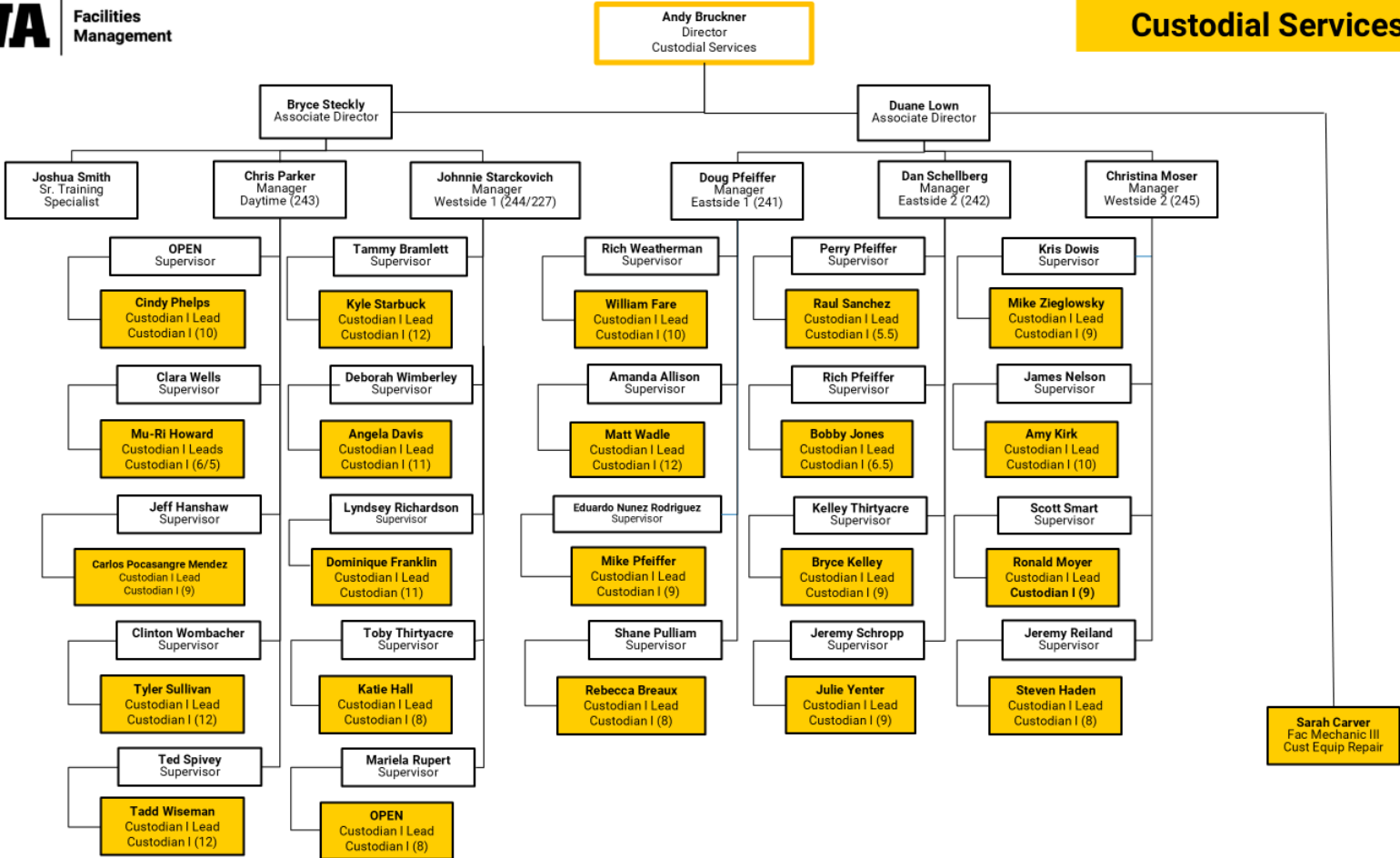
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- **Custodial Services Team** *(additions)*
  - **Custodial communication**
  - **New Supplier, NASSCO**
  - **Behind the scenes**
- 
- **National Custodian Day!**

# FM Custodial Services – Org Chart



## Custodial Services



# FM Custodial Services Team Members

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## **Bryce Steckly – Associate Director**

Shops: 243, 244, 227(Oakdale)

## **Doug Pfeiffer – Manager shop 241**

Buildings:

- Biology Building/Biology Building East
- Jefferson Building/Jessup Hall
- Lindquist Center/Macbride Hall
- MacLean Hall/Psychological Brain Sciences Building
- Phillips Hall/Seamans Center
- Schaeffer Hall/Sciences Library
- Spence Labs/Stuit Hall
- UCC/ Van Allen Hall.

# FM Custodial Services – Who we are



## **Amanda Allison – Custodial Supervisor**

Shop 241

Buildings: Biology Building/Biology Building East  
Phillips Hall/Sciences Library/UCC

## **Mariela Rupert – Custodial Supervisor**

Shop 244

Buildings: HSAB/Boyd Law

## **Deb Wimberley – Custodial Supervisor**

Shop 244

Building: PHAR/CPB

## **Rich Weatherman – Custodial Supervisor**

Shop 241

Buildings: Lindquist Center/Seaman Center

## **Lyndsey Richardson – Custodial Supervisor**

Shop 244

Buildings: ABW/VAB/CPHB

## **Where am I?**

[FM Custodial Services Map](#)

# FM Custodial Services

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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.

**Mission:** As professional employees of Custodial Services, we support the University of Iowa by creating a physical environment that is clean, safe and conducive to learning and research in accordance with university policies, values and best practice standards.

**Vision:** Our vision is to be recognized for our excellence in facility cleanliness, our passion for customer service and *as the place where people want to work.*

# FM Custodial Services – Services Guide

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

## 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. 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.*

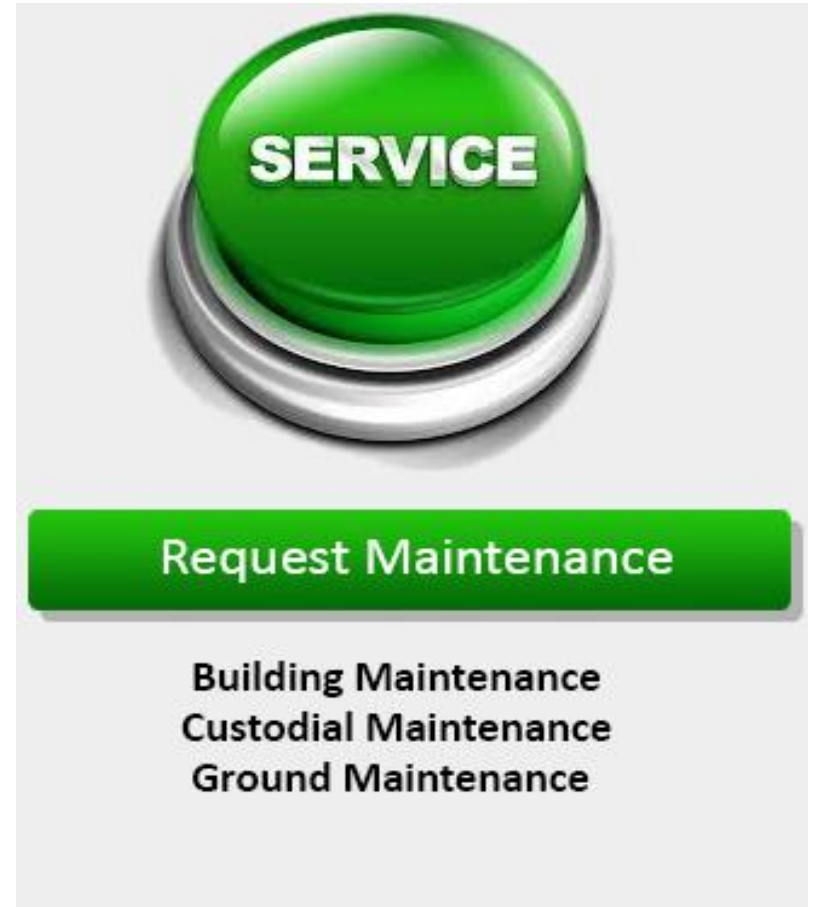
Frequency	Task
Daily	Wipe down tables or desktops and remove debris from chairs; empty trash and recycle bins, if present; remove large debris from floor before dust mopping or vacuuming; mop or spot clean floors, as needed; clean major spills from floors, as needed; reposition chairs to original position 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 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 walls, as needed; burnish hard surface floors; inspect all classroom seating in preparation for the start of school.

# FM Custodial Services

Custodial Services & FM@YourService

Green Button

- No MFK required
- For example, no soap or toilet paper notification



# FM Custodial Services

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## Custodial Services & FM@YourService Yellow Button

- Anything that requires an MFK
- Onetime office cleaning request
- Event cleaning in your building



Departmental Work Order Request

Install/Hang Small Items  
Request Work Estimate

# FM Custodial Services-Partners

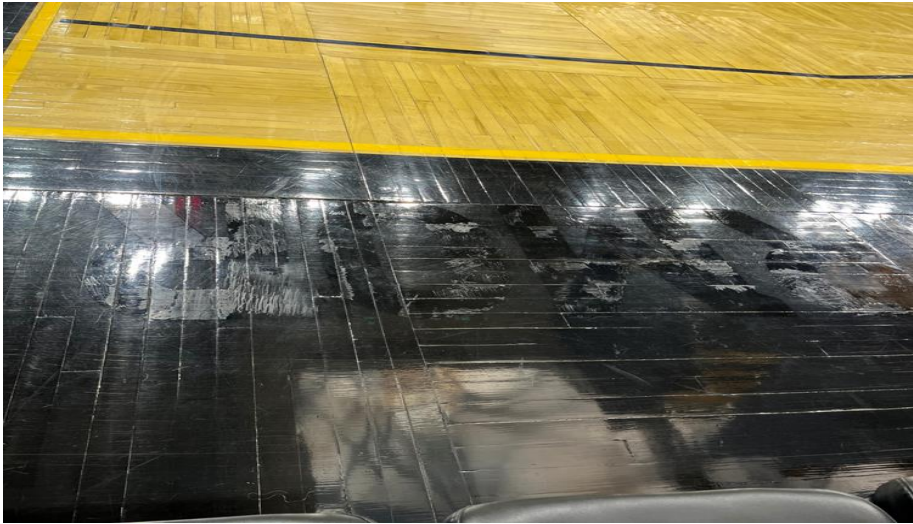
—  
NASSCO – New supplier for FM Custodial Services

- Regional contract that includes Iowa State and UNI
- Began in February 2023
- Supplies/Chemicals/Equipment
- Action item: soap dispensers
  - Includes hand and shower change-out
  - Est. 2000 dispensers
  - 7 days FM
  - KUDOS to all staff involved

# FM Custodial Services-behind the scenes



# FM Custodial Services-before & after



# FM Custodial Services-the little things





# Facilities Management Custodial Services

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Questions?

Thank you!

Andy Bruckner  
Custodial Director  
FM Custodial Services  
[andrew-bruckner@uiowa.edu](mailto:andrew-bruckner@uiowa.edu)



**Next meeting:**

**May 20, 2026 – ZOOM  
11:00 AM – 12:00 PM**

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

