

IOWA

Facilities Management

Welcome!

**Monthly Building
Coordinator Meeting
Via Zoom**

September 16, 2026



Agenda

UI Purchasing – Waste and Recycling

Tammy Paulus – Strategic Sourcing Senior Purchasing Agent



Outside Maintenance Contracts

Jeff Harney, Facilities Management - Associate Director and Senior Advisor

Schumacher Elevator Representatives

Dryspace Roofing Representatives



Risk Management: Fine Art

Josey Bathke, Office of Risk Management, Insurance, and Loss Prevention

ABC Disposal Systems

Vendor Number	0000391072
Adjusting service schedule	uirequests@abcdisposalsys.com 319-631-9441
Dispatch for on-call services	Jan Varner 319-395-0904
Account Manager (questions, concerns and special event services)	Dave Klockau 319-631-9441
Contract #	C-19780, RFP# 17242
Term of Contract	7/31/2028

<https://ap-purchasing.fo.uiowa.edu/purchasing/contracts/landfill-waste-services>

Waste Management Inc. Recycling and Organics Services

Vendor Number	0000125075
Adjusting service schedule / Dispatch for on-call services / Operational Questions	Michelle Truttman (314) 240-0492 , (Adjusting service schedule / Dispatch for on-call services / Operational Questions) Joe Lee 319-423-4927 For route information
Account Manager	Michelle Truttman (314) 240-0492 , Account Program Manager (Contact first)
Sales Representative (questions, concerns, new / changes to account locations and special event services)	Paxtyn Keleher (319)-432-3373 Greg Traver
Phone Number	(314) 240-0492 Michelle Truttman ,
Contract #	C-19798, RFP# 17242
Term of Contract	Through 7/30/28

<https://ap-purchasing.fo.uiowa.edu/purchasing/contracts/recycling-and-organics-services>

Riverside Pallet Recyclers

Vendor Number	0000330766
On-call Services/Regular Service Questions/Concerns/Special Event Services	Justin Aubrecht - Owner
Email	justinaubrecht1@gmail.com
Phone Number	319-330-2929 or 319-653-4343
Contract #	C-22789
Term of Contract	Through 7/31/27

<https://ap-purchasing.fo.uiowa.edu/purchasing/contracts/recycling-and-organics-services>

Thank You for your partnership!

Questions?

→ uiowa.edu

Tamara Paulus
Strategic Sourcing Senior
Purchasing Agent

University of Iowa Purchasing

tamara-paulus@uiowa.edu
319-467-0359

Facilities Management

Maintenance Contracts

Jeff Harney, FM Associate Director and Senior Advisor
jeff-harney@uiowa.edu

Building Coordinator Presentation

September 16, 2026

Sourcing and Purpose of Maintenance Contracts



Increase productivity in service delivery systems and stewardship efforts



Strategically source niche services to provide maximum value to the University



Harness technology and data analytics to identify cost reduction opportunities

Selection of Outside Maintenance Contractors

- Facilities Management and Purchasing Partner to Secure Contracts
- Begins with Request for Proposal (RFP) to Public Bidders
- Scoring and Evaluation Based on Pricing, Qualifications, and Other Opportunities
- Contract Award and Execution

IOWA

Purchasing, Accounts Payable & Travel
Business Services

Purchasing, Accounts Payable and Travel

202 **Plaza Centre One** Iowa City, IA 52242

☎ **319-335-0379**

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Facilities Management

Current State

- Maintenance Contractors actively engaged with AiM using electronic devices
- Refinement of Maintenance Contracts to improve systems, service and delivery
- Improved tracking of individual assets
- Continual advancement of preventative measures
- Improving timely communication with efficient service delivery
- Monthly FM and maintenance contractor coordination



Service Request

IOWA

Facilities Management

[Alerts](#) [Building Coordinators](#) [SEARCH](#)[About](#) [Projects](#) [Services](#) [Campus Spaces](#) [Energy & Environment](#) [Contact](#)

CREATING A HOME FOR HAWKEYES

[BIDS →](#)[MAPS →](#)[ALERTS →](#)**NEED HELP? CONTACT
FM@YOURSERVICE**

For emergency service, call (319) 335-5071. For all other requests,
use the FM@YourService Portal (HawkID) required.

[FM@YOURSERVICE →](#)

Jeff Harney

Welcome **Jeff**! How may we assist you? I want to...

FM@YourService portal allows for electronically submitting non emergency requests to Facilities Management.

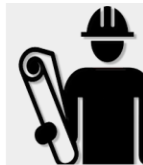
For emergencies, please call 319-335-5071, 24/7.

[Click here for site instructions](#)**Request Maintenance**

Building Maintenance
Custodial Maintenance
Ground Maintenance

**Departmental Work Order Request**

Install/Hang Small Items
Request Work Estimate
Specialized Custodial Services
Fire Alarm Disables

**Request Project**

Renovate Space
Install Signage/Furniture/etc.

**Contact Us**

FM Resources
Campus Resources

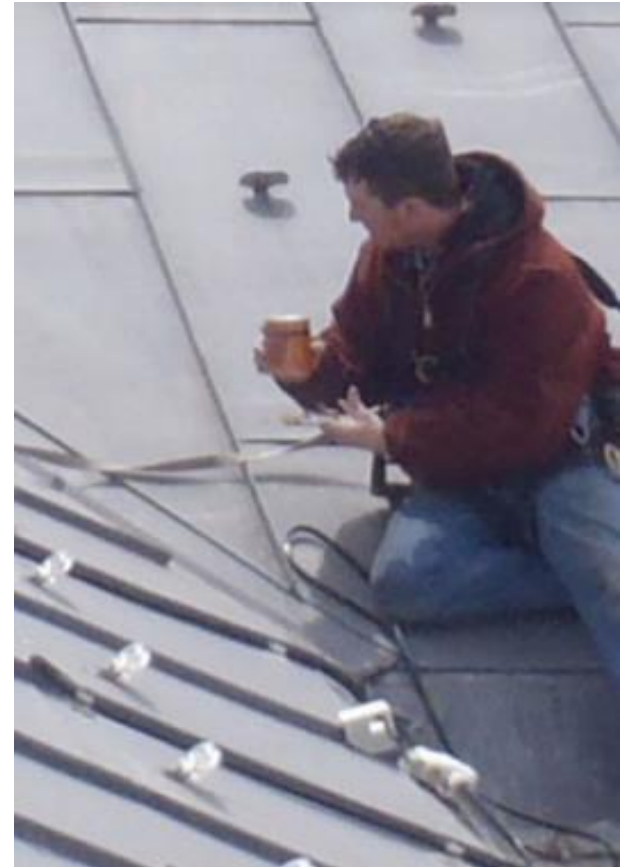
IOWA

Facilities Management



Building Envelope Moisture Control Firm

- Lynn and Sheila Price, Owners
- Justin Martin and Daisy Bruns
- 25+ year Building Envelope Contractor
- Primarily Roof Maintenance
- Based in Cedar Rapids
- More from Dryspace



Dryspace Inc.

**Helping To Keep The University of Iowa Buildings Dry For
Over 35 Years!**

Building Coordinators

September 16, 2026



Our Mission

We exist to maintain a uniquely supportive employee atmosphere where roofers are proud to provide skilled and trusted service to the community.

OUR VALUES

Drive. We approach every day with an urge to achieve something great for ourselves and those we serve.

Dependability. We are reliable and can be trusted to meet our commitments.

Dignity. We treat our team members, our partners, and our customers with honor and respect.



Who Are We?

→ Local

- We live right here!
- (Most of us are Hawkeye Fans!)

→ Family

- Siblings
- Multiple Generations

→ Friends

- Genuine Friendships Nurtured Here!

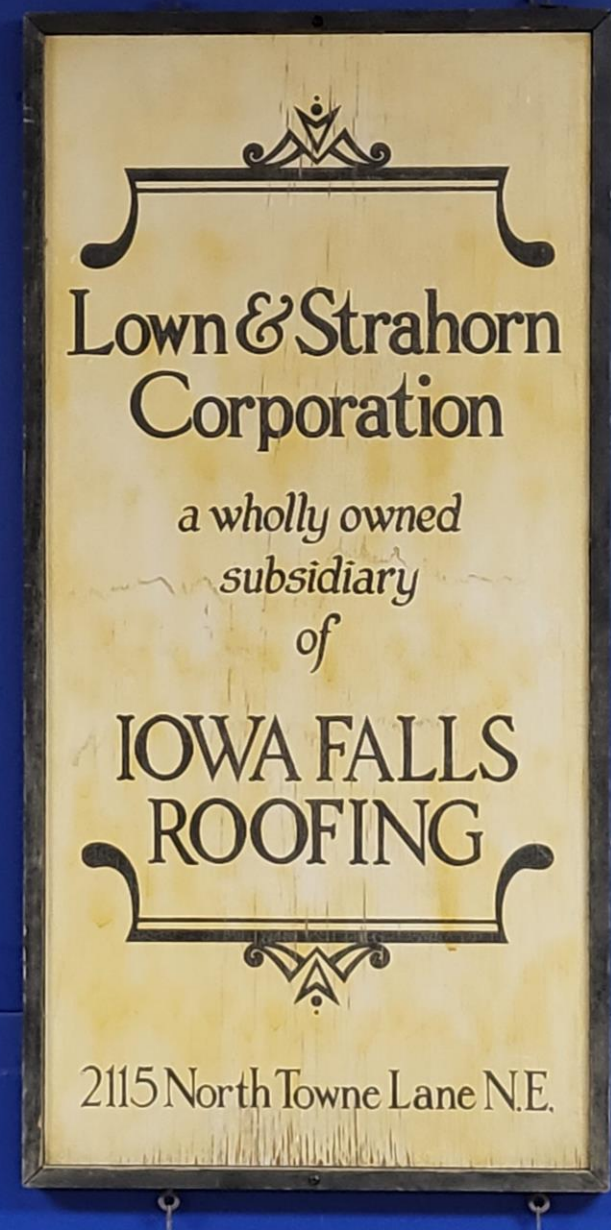


Experience and Tradition

- 38 Current Employees
 - 17 of the 38 have more than 15 years experience
 - 12 have more than 20 years experience
 - 9 have more than 25 years
 - 5 have more than 30 years
 - Shop Foreman has been with Dryspace for 40 years!

Brief History....

- 1932 – Iowa Falls Roofing was established in Iowa Falls
- 1972 – A branch office was established in Cedar Rapids to help serve a need for Roofing Contractors to a local General Contractor
- 1989 – We became locally owned and changed our name to better describe what we do!



What Do We Do?

- Roof Leaks
- Emergency Response
- Foundation Leaks

Anything That Deals
With Keeping Water Out
Of Your Buildings!



Services Crews

→ Repair and Maintenance

- Service Calls
 - Roof Leaks
 - Storm Damage
- Annual Inspections
 - Roof Cleaning
 - Inspect for damage
- Preventative Maintenance
 - Stop leaks before they happen



Repair & Maintenance



Roof Inspections

U of I Service and Repair

- Over 10 years experience on campus
- Knowledge of buildings and campus spaces
- Familiar with UI Staff
- Background in database and digital capture of information in the field
- Passion for my industry!



Questions?

Thank you!



- Justin Smith and Hunter Belser
- Recent Maintenance Contractor
- Primarily Masonry Repair
- Provide Additional Waterproofing Expertise
- Based in the Quad Cities



- Tony Darts and Dave Miller
- Longtime Pest Control Contractor
- Specialization in Pest Control
- Insects, Birds, and Small Mammals
- Reactive, Preventative, and Compliance





- Owen Teeling, Jason Anderson, Ted Duffy, Ryan Hagarty, and Bryan Harper
- 25+ Maintenance Contractor
- Vertical Transportation Maintenance
- Reactive, Preventative, and Compliance
- Based in Denver, Iowa
- More from Schumacher





Schumacher Elevator Company

University of Iowa – Building Coordinators





Who we are.

OUR VISION

To be the Premier
Independent Elevator
Company.

OUR MISSION

To build lasting
relationships by
delivering innovative,
reliable elevator
solutions.

OUR VALUES

We are customer-
focused. We are
committed to safety. We
operate with integrity.

Core Values

INTEGRITY	WIN TOGETHER	OWN IT	UNWAVERING COMMITMENT	GROWTH MINDSET	COMMITTED TO SAFETY
We operate with honesty and transparency in every situation. We put the customer first and never compromise our ethics by taking shortcuts.	We treat our teammates with respect and solve problems together. We share credit for our successes and don't point fingers when issues arise.	We are accountable and take personal responsibility to ensure customer satisfaction instead of passing problems along.	We operate with discipline, show up consistently, and do the hard work that earns trust – every interaction, every project, every time.	We are never satisfied with the status quo and always look for opportunities to improve as individuals, as a team, and as a Company.	Our ultimate goal: every employee goes home safe every day. We empower our people to speak up about hazards, plan proactively, and take ownership of safety for themselves and each other.



Company History



- 1936
 - Wm. Schumacher & Sons founded
- Early 1940s
 - Became involved in customized freight and industrial lifting applications
- 1962
 - Began manufacturing passenger elevators
- 2000
 - New office and manufacturing facility
- Present Day
 - Fifth generation family owned and operated
 - Engineering, manufacturing, sales, and service



Maintenance Coverage

- Main campus
- Athletics
- Hospital & Clinics Facilities
- Trouble Calls or Issues for General Education Funded building elevators and Parking and Transportation buildings, report to FM&YourService by calling 319-335-5071.
- Report through Athletics and UIHC process for elevator emergencies in those buildings/ramps.



Thanks for your time



Schumacher
ELEVATOR

INTERSTATE

Power Systems

- Justin Ritz and Stephen Thornburg
- Second Term Maintenance Contractor
- Specific to Generator Maintenance
- Reactive, Preventative, and Compliance
- Based Quad Cities



Any Questions?

Thank you!

Fine Art Risk Management For Building Coordinators

Office of Risk Management, Insurance, and Loss Prevention

Josey Bathke, JD, MBA, SPHR, ARM-P

09/16/26

AGENDA

1. Why Does It Matter?
2. Insurance Coverage
3. Indoor Best Practices
4. Outdoor Best Practices
5. Campus Resources
6. Discussion



Jean De Fiennes, draped (1889)
Artist: Auguste Rodin

Why Fine Art Risk Management Matters

- Artwork is often irreplaceable and can be high value
- Most losses are preventable
- Protects donors, history, and reputation

2-3-1-1 (1944)

Artist: Sol LeWitt

Art on Campus Collection



Insurance Coverage

- Managed by Risk Management
- Funded Centrally and Locally
- Renewal Times Vary
- Multiple Policies
 - Fine Art
 - Property
- Damage by Third Parties

Fine Art Definition

Fine arts and collectible objects of every description including but not limited to:

paintings, etchings, drawings, photographs (including their frames, glasses, shadow boxes and vitrines), rare books and manuscripts, numismatic objects, rugs, tapestries, antiques, sculpture, statuary, ceramics, pottery, porcelain, memorabilia, natural history objects or historical artifacts, archeological objects, video artwork, packing crates, installation and re-installation material, and technical equipment including video monitors, projectors, EDP hardware and software of a non-artistic value used in association with, or as part of an exhibit used in direct association with an installation or exhibition, and other bona fide works of art, or rarity, historic value, or artistic merit.

“Wall to Wall” Coverage

Insured on a “wall to wall” or “nail to nail” basis

- From removal
- Until returned
 - or to another point designated by the University
- Includes in transit and on exhibition
- Worldwide

Fine Art Insurance

“Large” Fine Art Policy:

- Blanket policy
- Scheduled only if high value
- \$25,000 deductible
- Funded by the University

“Small” Fine Art Policy:

- Must contact Risk Management for coverage
- Much lower deductible & limit
- Funded by departments/colleges/units



The Guardians (2015)
Artist: Rebecca Thompson

Property Insurance Definitions

Fine Art paintings; etchings, pictures; tapestries; rare or art glass; art glass windows; valuable rugs; statuary; sculptures; antique furniture; antique jewelry; bric-a-brac; porcelains; and similar property of rarity, historical value, or artistic merit excluding automobiles, coins, stamps, furs, jewelry, precious stones, precious metals, watercraft, aircraft, money, securities

Valuable Papers and Records written, printed or otherwise inscribed documents and records, including books, maps, films, drawings, abstracts, deed, mortgages, and manuscripts, all of which must be of value to the Insured.

Property Insurance Coverage

Fine Art:

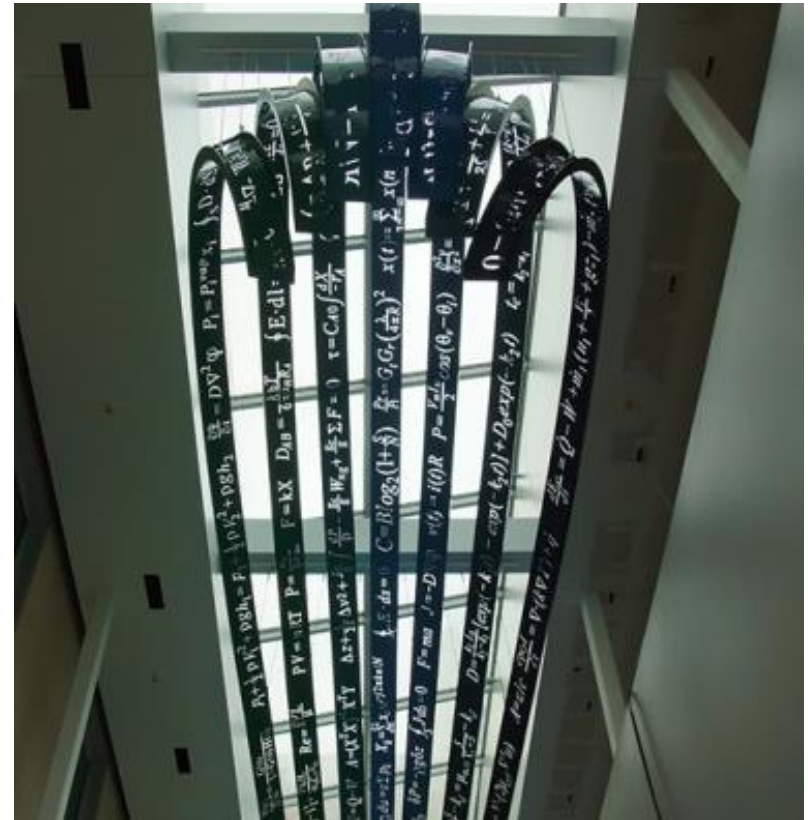
- Not to exceed \$10,000 per item if not on a schedule
- \$5M limit
- \$25,000 deductible
- Additional Limits and exclusions

Valuable Papers and Records:

- Not to exceed \$10,000 per item if not on a schedule
- Deductible varies by location
- Additional Limits and exclusions

Locations and Stewards Vary

- Museums and Libraries
- Facilities Management Art on Campus
 - [Gallery](#)
 - [Map](#)
- Health Care Project Art
- Buildings and Offices
- Outdoors



Convergence (2011)
Artist: Joe O'Connell

What Should You Report?

- Water leaks
- Damage
- Theft or vandalism
- Construction near artwork
- Relocation requests

Best Practices for Indoor Art

- Conduct visual inspections
- Inventory
 - Document and Photograph
- Protect from sunlight
- Use approved mounting systems
- Avoid unnecessary movement

Construction or Renovation

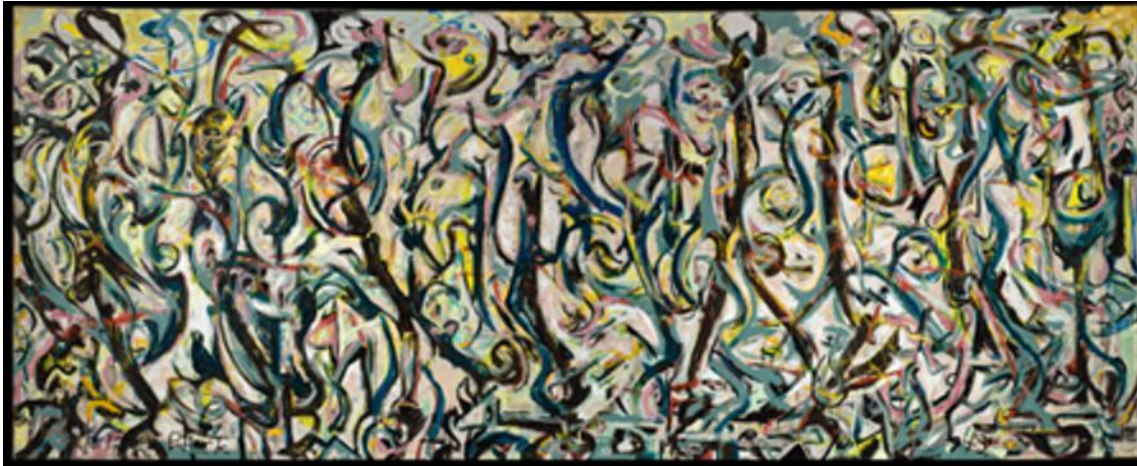
- Identify artwork during planning
- Remove/protect artwork before work
 - Who?
 - What?
 - Where?
 - When?
- Document condition



Gateway to Self-Realization (1992)
Artist: Robert Arneson

Environmental Controls

- Monitor temperature and humidity
- Address water intrusion immediately
- Watch for mold, warping, cracking



Mural (1943)
Artist: Jackson Pollock
Stanley Museum of Art

Best Practices for Outdoor Art

- Inspect routinely
- Inventory – Document/Photograph
- Monitor weather impacts
- Review security measures
- Report vandalism immediately

Outdoor Art Inspection Checklist

- Structural stability
- Corrosion
- Graffiti
- Drainage concerns
- Post-storm inspections

Natural Pearl (2021)
Artist: Nigel Hall



Campus Experts and Resources

- Facilities Management
- Risk Management
- Museums/Libraries
- Art Faculty
- Public Safety

Stuit Hall Collection (2011)

John Dilg



If/When Damage Occurs

- Ensure safety
- Prevent further damage
- Take photos
- Notify FM & RM
- Do not attempt repairs



Nile Kinnick (2006)

Artist: Lawrence Nowlan

What Else Do You Want to Know?

- What challenges exist in your building?
- What training would help?



Stonerise (1983)
Artist: Lloyd Hamrol

A short, thick white horizontal line.

Questions

A solid black rectangular box.

Risk Management
risk-management@uiowa.edu
<https://riskmanagement.fo.uiowa.edu/>
319-335-0010

Josey Bathke, JD, MBA, SPHR, ARM-P
josephine-bathke@uiowa.edu
(319) 384-2580

Stay informed—sign up for alerts!

- FM Utility Outage Alerts

<https://nexus.facilities.uiowa.edu/nexus/utilities/subscriptions>

- Access and Construction Alerts

<https://facilities.uiowa.edu/alert-sign-up>

- IT Alerts

<https://its.uiowa.edu/alerts>

- Hawk Alerts

<https://hris.uiowa.edu/>

- My Self Service > Hawk Alert Change

Next meeting:

**October 21, 2026 – ZOOM
11:00 AM – 12:00 PM**

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

