

# YAVAPAI COLLEGE FACILITIES MANAGEMENT NEWS

February 2024

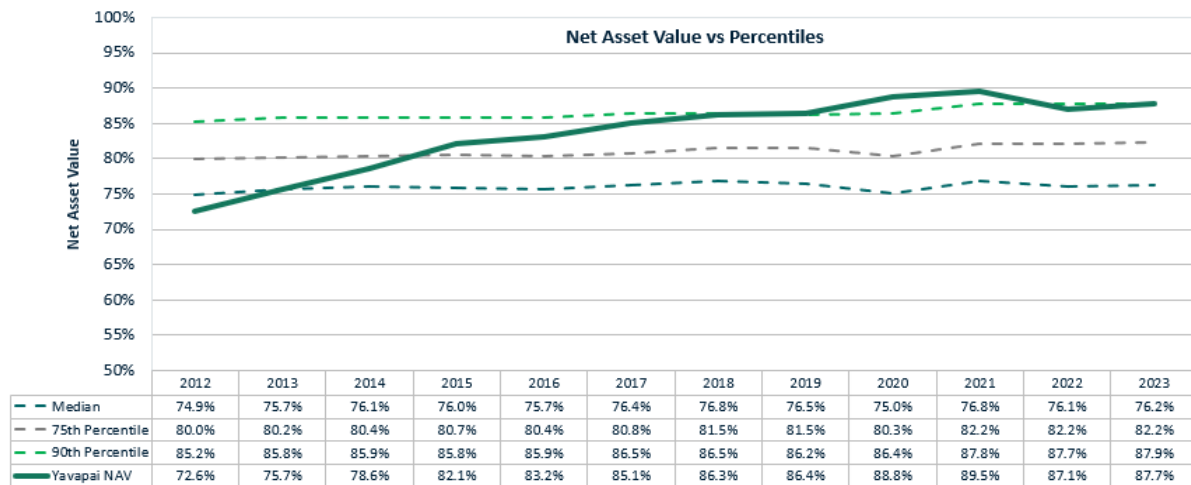
The February issue of this newsletter contains the latest information related to Facilities Management programs and projects, along with general information concerning the implementation of the FY24 facilities master plan and capital improvements. If you have questions about the items listed, please email me at [david.laurence@yc.edu](mailto:david.laurence@yc.edu). This newsletter is also posted on the Facilities website.

## BUILDINGS AND GROUNDS PLANNED MAINTENANCE PROJECTS

As part of the budget, planned maintenance projects are scheduled each year to ensure that College facilities are maintained at a level that supports optimum performance in building systems and infrastructure, life safety compliance, adequate maintenance and repair of roadways, parking lots, and College grounds. These projects result from a recent Facilities Condition Assessment (FCA), which identifies when repairs, modifications, or replacement of components should occur.

### Yavapai NAV versus Database Percentiles

YC is in the 89<sup>th</sup> percentile in 2023



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### Net Asset Value compared to our peers

**Special Notice:** A very busy summer is forecasted for Facilities Management. Beginning with the move out of Building 19 in preparation for construction in April and May. During June and July, personnel at the Verde Valley Campus will be moving back into the newly renovated Building M in preparation for the start of the fall semester. In addition, turnover for the residence halls in preparation for summer camps will begin in May and run through the entire summer. For these reasons, Facilities requests that you be patient with routine work orders as most of the Facilities teams will be tied up with these projects and the following summer projects:

PROJECT	Site Location	BLDG & RM #
Verde Water Line	Verde	N/A
BLDG M remodel	Verde	BLDG M
BLDG 19 remodel	Prescott	BLDG 19
BLDG 55 Demo and Rebuild	Chino	BLDG 55
Residence Hall refresh and filters/repairs	Prescott	All
Simulation lab at PV	PV	BLDG 40-196
Building I bathroom removal	Verde	BLDG I-115A
Small pool repair	Prescott	BLDG 2-106
Replace roof on BLDG 4 addition	Prescott	BLDG 4 (Addition)
Roof replacement at Kachina	Prescott	BLDG 10 (Kachina)
PAC flooring replacement - dressing rooms	Prescott	BLDG 16-100's
Boiler Replacement	Prescott	BLDG 1
CTEC bathroom upgrades	CTEC	BLDG 70-119/120
Chino Valley RV Park	Chino	N/A
Chino Sewer Line extension	Chino	N/A
Prescott Pines Camp	Camp	N/A
BLDG 3 elevator room mechanical replacement	Prescott	BLDG 3 - 100A
BLDG 7 rooftop package unit replacement	Prescott	BLDG 7
BLDG 28 HVAC replacement	Prescott	BLDG 28
BLDG 30 HVAC replacement	Prescott	BLDG 30
BLDG 30 re-roof	Prescott	BLDG 30
BLDG 31 HVAC replacement	Prescott	BLDG 31
BLDG 31 re-roof	Prescott	BLDG 31
BLDG 32 HVAC replacement - 1st floor	Prescott	BLDG 32
BLDG 33 HVAC replacement	Prescott	BLDG 33
Sedona Walk in Freezer condensor replacement	Sedona	Sedona room 42
BLDG 32 hot water loop replacement	Prescott	BLDG 32 downstairs
Sculpture garden lighting/concrete repair	Prescott	Sculpture Garden
Replace main irrigation backflow	Prescott	Lot A
BLDG 4 annex building stucco/paint repair	Prescott	BLDG 4 annex
Verde LED Lighting upgrades	Verde	Verde campus
Outfit Culinary Trailer for Sedona Culinary	Sedona	Sedona
Replace flooring in Athletic Training Room	Prescott	BLDG 2 - 131
Replace various panels on PAC stage	Prescott	BLDG 16 - 230

The projects above will be undertaken this spring and summer, most being completed before the fall semester starts. Please contact facilities with any questions or concerns regarding how these projects may impact your team or area. We appreciate your patience as we work to maintain a high-quality experience for everyone on our YC sites and campuses. This is not an all-inclusive list, but it captures the most significant projects we are working on this spring/summer.

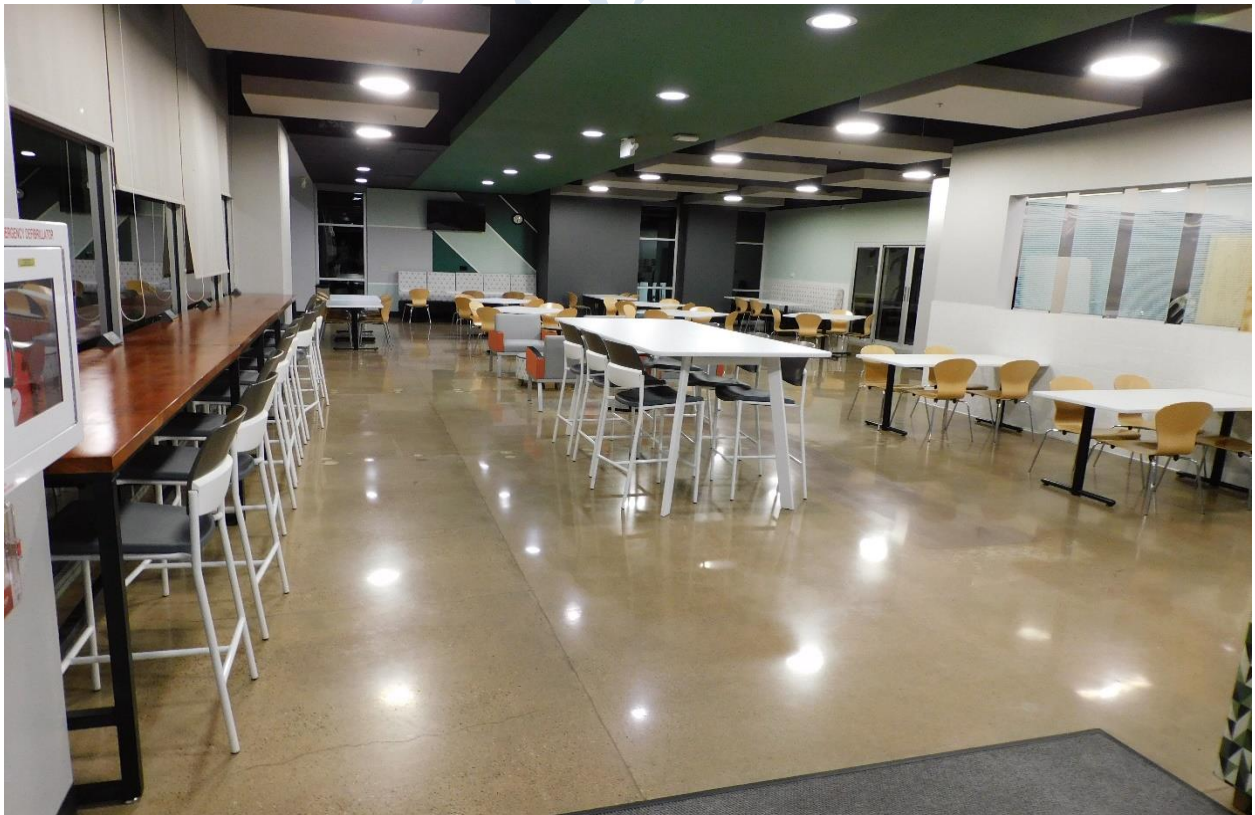
Thank you for being so understanding!

#### Transition of Rider Diner to The Eatery

Kudos to custodial team members Zeke Turpin, Patrick Flannigan, Matt Unger, Claude Mallicote, Harold Speers, Chris Robles, Stephanie Richmond, Maria Hernandez, Louis Tovar, and Anthony Torres for an outstanding job of deep cleaning the old Rider Diner in preparation for The Eatery opening up for the spring 2024 semester. This team spent two weeks scrubbing, scraping, mopping, power washing, vacuuming, and sanitizing layers of grease and grime in preparation for a new culinary experience along with new furniture, paint, lighting, and flooring.



The Eatery prepped for new furniture in January 2024







New furniture, graphics, lighting, and architectural features

The Café in Building 19 has been replaced with an Open Market grab-and-go, self-check kiosk system. Hi-Line, Snack and Vending manage the Open Market, and it is similar to the grab-and-go at CTEC.



Location of the new Open Market in Building 19

## FY23-24 CAPITAL IMPROVEMENT PLAN

### Health Sciences Center at Prescott Valley

The project design is due to be completed on March 21; however, the new Health Sciences Center will be placed on hold until funding is secured, possibly in fiscal year 2027. The plan was to use State and Federal funds to supplement Yavapai College's capital. However, these additional funding sources are no longer available.

### Center for Learning and Innovation – Verde Valley Campus

Drywall is being installed as electrical and mechanical above the ceiling, and behind-wall systems are complete.



Information desk, offices, and workroom

## VERDE VALLEY CAMPUS – CENTER FOR LEARNING AND INNOVATION

RENDERINGS TO SHOW DESIGN INTENT. PENDING FINAL FURNITURE SELECTION.

1. ENTRY



2. LANDING – TUTORING SPACE



3. LANDING – OPEN SEATING



4. INFO DESK



**SMITHGROUP**  
ARCHITECTURE AND ENGINEERING

NIV5

**PK ASSOCIATES**  
CONSULTING ARCHITECTS

**TBI**

**HALEY**  
CONSTRUCTION

Center for Learning and Innovation – Building M



# VERDE VALLEY CAMPUS – CENTER FOR LEARNING AND INNOVATION



RENDERINGS TO SHOW DESIGN INTENT. PENDING FINAL FURNITURE SELECTION.

5. OPEN SEATING



6. OPEN SEATING



7. CIRCULATION - RAMP



8. TUTORING SPACE



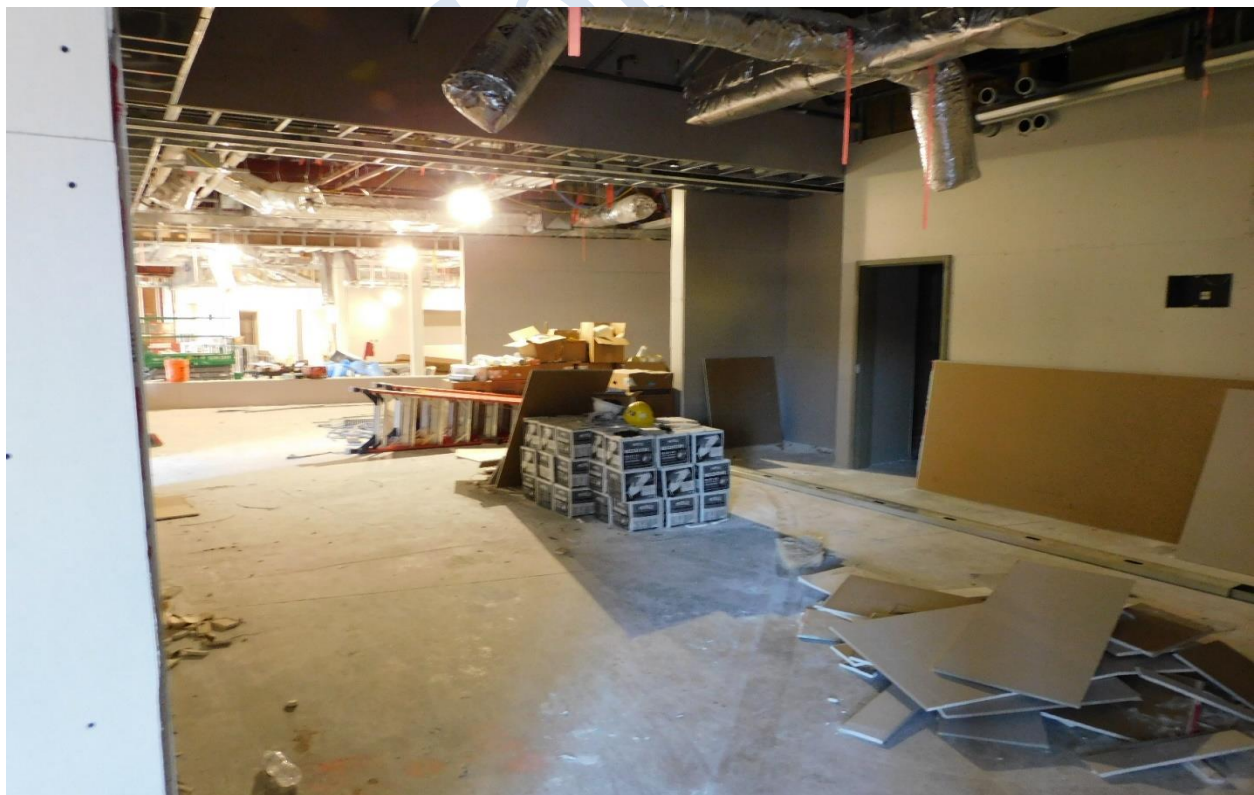
SMITHGROUP  
ARCHITECTURE AND ENGINEERING

NIV 5

PK ASSOCIATES  
CONSULTING STRUCTURAL ENGINEERS

TBI

HALEY  
CONCRETE PRACTICE



Looking through the experimental classroom to AR/VR Lab

# Center for Learning and Innovation - Prescott Campus

This project is in full design. The steering committee will meet on March 6 for a final review of plans before the project moves into the construction document phase.

Library staff will be located in Building 3 during construction of the new Center for Learning and Innovation. Facilities will be assisting with the move beginning the week of April 22.

Demolition of Building 19 will begin the week of May 13 in preparation for construction.

## FLOOR PLAN

### FIRST FLOOR



## FLOOR PLAN

### SECOND FLOOR PLAN





## LEVEL 1 INFO DESK



## LEVEL 1 TUTORING & HUDDLE ROOMS



## LEVEL 2 PROGRAMMING/MULTI-PURPOSE & EXPERIMENTAL CLASSROOM



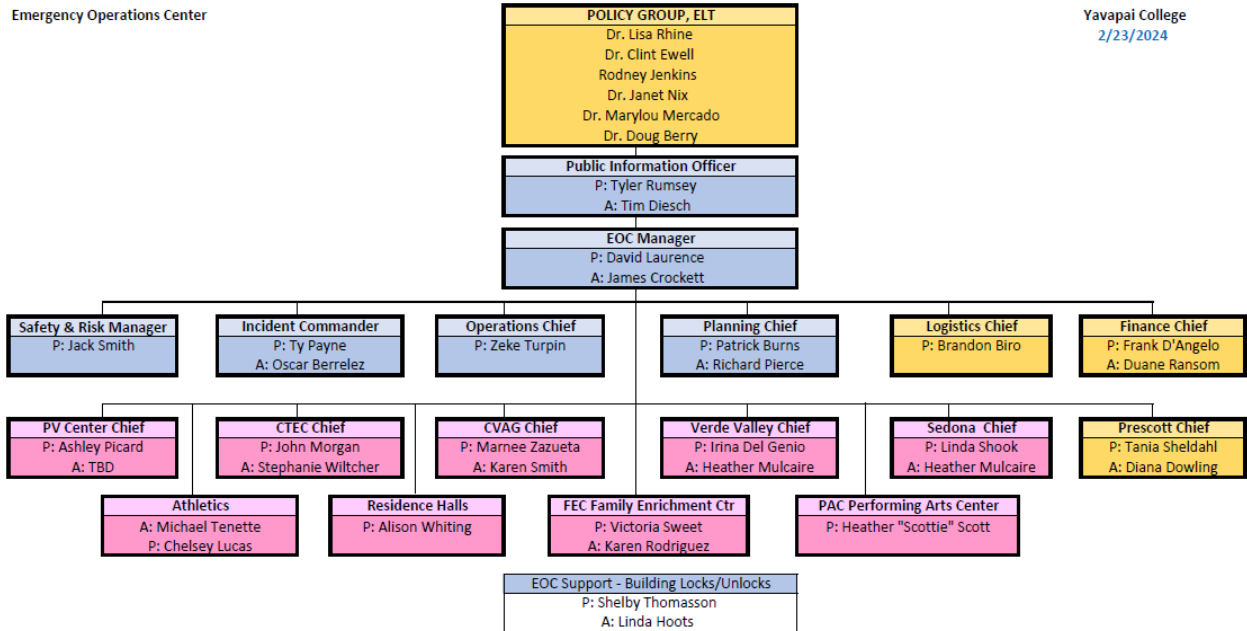




Campus Safety has installed the newly revised Emergency Response Guides college-wide. The guides are posted in common areas, classrooms, etc., for quick reference in the event of an emergency.

The guides may be viewed on the Facilities webpage at:

<https://www.yc.edu/v6/docs/erg.pdf>



For more information regarding emergency preparedness, please visit the Risk Management page of the Facilities website at <https://www.yc.edu/v6/facilities/risk.html>.

### Driving College Vehicles

Please visit the [YC Facilities Website](#) and view the 'Driver Certification' link. Drivers are now only required to upload a copy of their valid AZ driver's license and current insurance card. All driver documents are encrypted and stored securely through Dynamic Forms. The Facilities website also includes instructions on reserving a YC vehicle and all other popular Facilities forms and information. Please email [facilities@yc.edu](mailto:facilities@yc.edu) or call 928-776-2180 if you have any questions.

### Facilities New Team Members

Congratulations to Tim Peterson as the new Supervisor, Electrical, Matt Zenker, Technician III, Verde Valley Campus, and Garth Worthley, Technician III, Electrical.

Safety and risk management now reports to Human Resources.

That is all for this edition of Yavapai College Facilities Management News. Please stay tuned for the next edition containing the latest information about projects and programs around the College.