

## YAVAPAI COLLEGE FACILITIES MANAGEMENT NEWS

August 2020

Greetings from Facilities!

Through August 6, Facilities Management office hours at Prescott and the Verde Valley Campuses are Monday through Thursday 7:30 a.m. – 11:30 a.m. Please continue to contact us as needed by calling 776-2180 or by sending an email to [facilities@yc.edu](mailto:facilities@yc.edu). Individual Facilities Management team members can still be contacted through their YC email account.

Thank you!

### August Newsletter

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

### Campus Projects

#### College-wide Preventive Maintenance

Facilities personnel are using this opportunity to perform much needed preventive maintenance on electrical and plumbing infrastructure. Most of the work that requires service interruptions are complete. Any remaining shutdowns will continue to be communicated through Newsflashes.

Team members are busy restriping parking lots and ADA designated parking areas with new graphics, so if you plan on being on campus or at one of the centers, please be aware of possible wet paint.

#### Verde Valley Campus Greenhouse

At the Verde Valley Campus, a new greenhouse is in the fabrication process and will be installed in the next 45 days. The location of this new 18' x 48' unit will be between Buildings A and G.

Contractor: Loven Contracting

Project Manager: Mike Kervin



New greenhouse pad at the Verde Valley Campus

### Prescott Campus Multi-purpose Field

At the Prescott Campus, work continues with the installation of soil, fencing/net structure, and rip rap for around the parameter of the new field. When finished, the field will measure 160' x 230' and is located just north of Kachina Hall. This project is funded through the Yavapai College Foundation and will consist of an irrigated grass field, fence, and netting along with a gravel path around the exterior.

Contractor: ZebraScapes Landscaping

Project Manager: Mike Kervin



Installation of structural support for fence and netting system

## 2018-20 CAPITAL IMPROVEMENT PLAN

### Verde Valley Campus Building L

Construction is wrapping up with remaining punch list items being addressed through early August. Facilities and ITS personnel are busy re-deploying furniture and equipment throughout the building. The building is no longer an active construction zone, so those interested in taking a walkthrough do not need to wear safety gear other than masks.

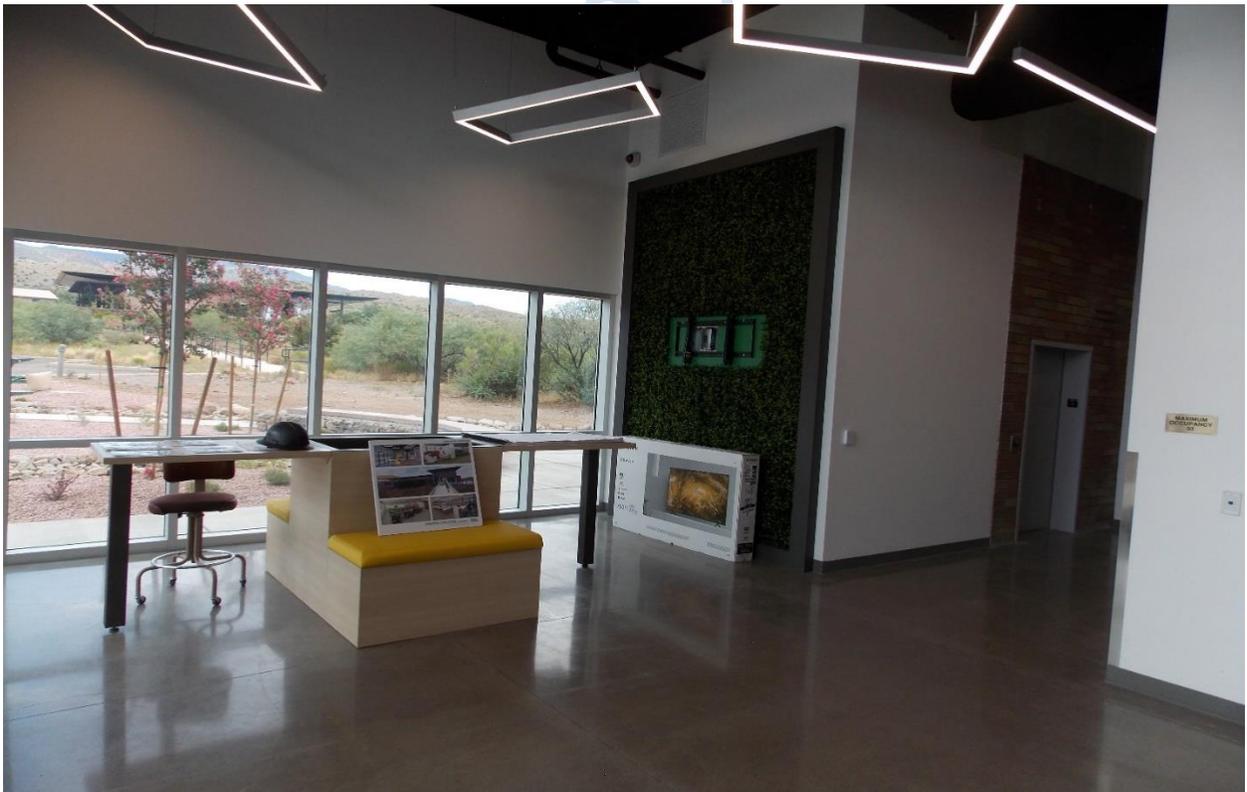
Design Team: SPS+ Architects    Construction Team: Kinney Construction Services



Landscaping at the south side of Building L



Shade structures located outside advanced manufacturing and science labs



New green wall at the south entry



Moving into the biology lab



Richard Pierce installing presentation technology in the chemistry lab



Ryan Gray installing technology in the health skills lab



"Some Assembly Required" Ken Ryder, Harold Spears and Roy Frias staging for Building L

## Building 1 Improvements

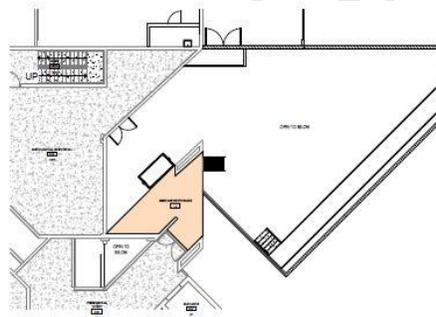
Construction submittals and other pre-construction documents are being routed as material is being ordered. Actual construction is scheduled to begin in mid-August and conclude by September 30, 2020. Please be aware of construction activities in and around the main entrance to Building 1.

## Building 16 Technical Theater

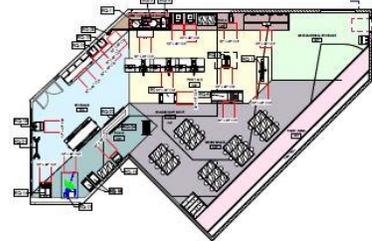
Construction documents are nearing completion, and pricing will begin soon to enclose the area outside the Green Room for Technical Theater. The goal is to start construction in mid - August. Stay tuned to future editions of this newsletter for more information.



PROPOSED DESIGN ISO



PROPOSED FLOOR PLAN - LEVEL 2



PROPOSED FLOOR PLAN - LEVEL 1

AREA KEY

Orange	MEDIANNE STORAGE
Light Blue	STORAGE
Pink	PAINT AREA
Yellow	POD 1 & 2
Light Green	RAW MATERIAL STORAGE
Light Purple	OPEN BUILD SPACE
Grey	WORK SPACE
Dark Green	POD 3
Brown	POD 4
Dark Brown	DUST COLLECTOR ROOM



## Energized Lab for Rad Tech at Prescott Valley

Lead lined drywall is scheduled to arrive the week of August 10 so construction can continue. Lead lined windows are expected to be on-site by the end of August, so the project can be completed by September 1.



Rad Tech Lab at the Prescott Valley Center

Design Team: SPS+ Architects

Construction Team: Haley Construction

If you would like more information about the campus master plan or implementation schedule, please go to <http://masterplan.yc.edu/>. This site is updated regularly as new information concerning project progress becomes available.

## **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 to support optimum performance in building systems, infrastructure, life safety, roadways, and parking, along with College grounds. These projects are the result of a recent Facilities Condition Assessment (FCA), which identifies when repairs, modifications, or replacement of components should occur.

Those who were on the Prescott campus the last few weeks probably heard the very loud vacuum trucks. These trucks used hydraulic pressure to excavate around HVAC and water lines to expose valves and piping without damaging infrastructure. The results of this process are pictured below.

FCA Projects:

Kachina North Wing Plumbing and Fire Safety Upgrades – May through August 2020

Prescott Campus Underground Valve Replacement – July 6 through October 6, 2020

Building 19 Roof Replacement – In-process through August 15, 2020

Prescott Valley Center Parking Lot Replacement – July 6 through August 7, 2020



Heated and chilled water valve replacement example north building 19



Reinstalling Kachina Residence Hall bathrooms after plumbing replacement





Prescott Valley Center parking lot asphalt operations

### **Energy Corner – Scott Blevins**

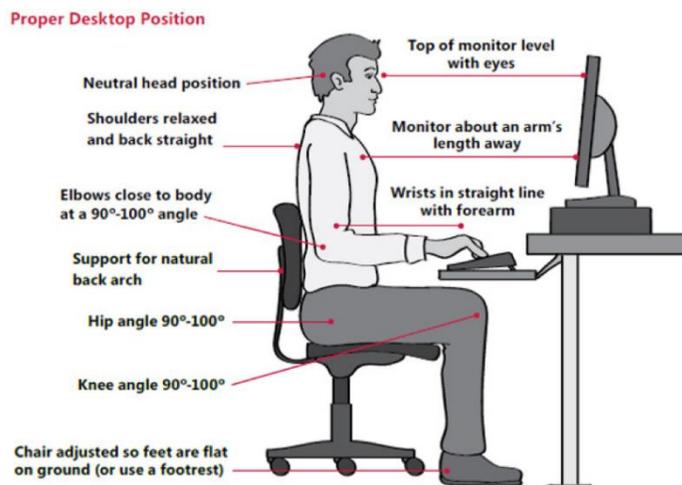
No Energy Corner this month due to COVID-19 operations, but here is an update of some of the activities taking place as classrooms reopen for the fall.

Along with the touchless campus initiative that was updated last month, one of the significant changes for this fall semester is classroom spaces. As we strive to adhere to strict social distancing for classes taking place on campus, you will see classroom capacities significantly reduced for the immediate future. Most spaces have had capacity reduced by 50% or more to allow faculty and students a minimum of 6 feet. Tables and chairs have been removed, and layouts modified in many locations. Every space reserved for the fall has been evaluated and is in the process of being modified for proper social distancing.

## Environmental, Health and Safety – Angie Gasser

### ERGONOMICS

Ergonomics is about fitting the tasks of a job to the capabilities of the person performing them. As many people are continuing to work from home, it is important to evaluate your current work station to prevent soft tissue injuries and musculoskeletal disorders (MSDs) caused by sudden or sustained exposure to force, vibration, repetitive motion, and awkward posture.



### 10 Basic Ergonomic Tips

1. Adjust the chair or seat height so that the thighs are approximately parallel to the floor with the feet resting flat on the floor or a footrest.
2. Adjust the seatback – the lower back (lumbar area) plus mid-back should be well-supported. Adjust the seatback height, angle, and tilt tension accordingly and sit back in the chair.
3. Ensure that the ASDF row of the keyboard is at the elbow height for a sitting or standing workstation.
4. Ensure forearms are approximately parallel to the floor – adjust the keyboard and mouse tray or desk height accordingly.
5. Ensure wrists are straight, and the hands are in line with the forearms – adjust the height and position of the keyboard tray to keep wrists flat.
6. Keep elbows close to the sides – adjust armrests so that the weight of the forearms rest on the arms rests. Avoid hunching the shoulders forward.
7. Reduce the neck's awkward postures by placing the monitor at or slightly below the height while seated or standing.

8. Ensure monitor is placed 20-40 inches (about an arm's length) away from the eyes. The monitor distance should be about 20 inches when using a small screen or a laptop screen and further away as the screen size gets larger. Dual monitors should be located close together and at the same height and distance so that the eyes do not have to re-focus, and the head does not turn significantly when looking between the monitors.
9. Reduce eye strain, take micro-breaks, and follow the 20-20-20 rule. i.e., take a 20-second break every 20 minutes by looking at things at least 20 feet away.
10. Position frequently used materials and equipment close to the front of the body (primary work zone) to avoid twisting and reaching.

### **Facilities New Team Members**

No new team members this month. We are still looking to fill, a custodian/pool technician at Prescott, and two custodians for the Sedona Center and Verde Valley Campus. Two other replacement positions open are a Technician III, HVAC, and a Technician I, Grounds.

Well, that is all for this edition of Yavapai College Facilities Management News. Please stay tuned for the next edition containing the latest information related to projects and programs around the College.

We here at Facilities look forward to seeing you on campus soon!