

YAVAPAI COLLEGE FACILITIES MANAGEMENT NEWS

September 2021

The September 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. This newsletter is also posted on the Facilities website.

Campus/Center Projects

Prescott Valley Center

The College has partnered with Fain Signature Group to construct a deceleration lane off Glassford Hill Road (southbound) and a shared drive at the south end of the Prescott Valley Center. This will create another ingress/egress point at the center, allowing southbound traffic to enter and exit the Prescott Valley Center directly from and to Glassford Hill Road. This deceleration lane is scheduled to be complete in October 2021 and the shared drive within the next six months.

The marquee is on-site, and the structure to support the sign and base is installed. Anticipated completion in mid-September.

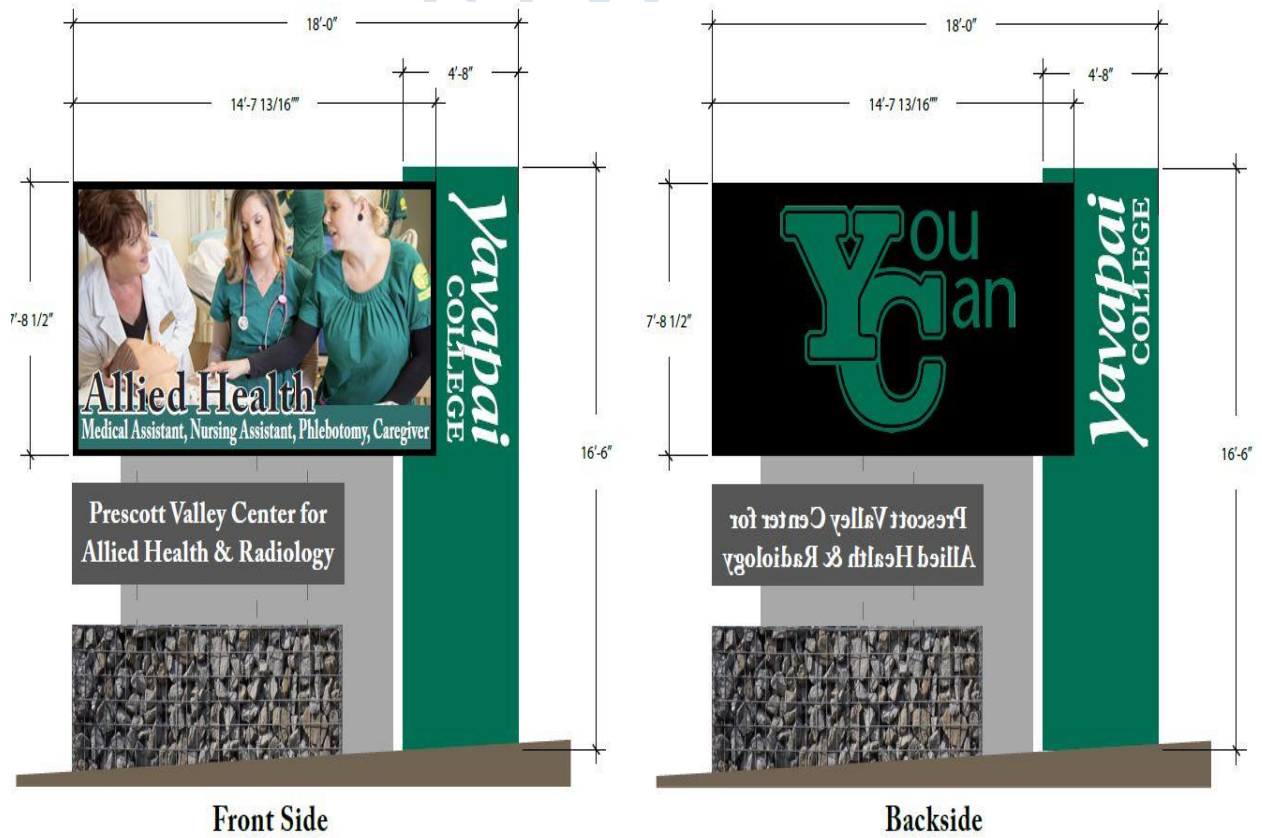
The Prescott Valley center is receiving LED parking lot lighting. Expect to see brighter lighting anticipated to generate an 80% reduction in energy consumption over the existing metal halide and high-pressure sodium lights.



Location of upcoming deceleration lane from Glassford Hill Rd. to Prescott Valley Center



Location of electronic marquee



Sample of the new electronic marquee

Verde Valley Campus Brewing Program

The space that housed the science lab during the building L renovation is being converted into a lab for Brewing. Building G, rooms 111 and 118 will be the location of the new Brewing program.



New patio and equipment pad for Brewing



Polished floor and new stainless steel wall treatment and sinks for Brewing

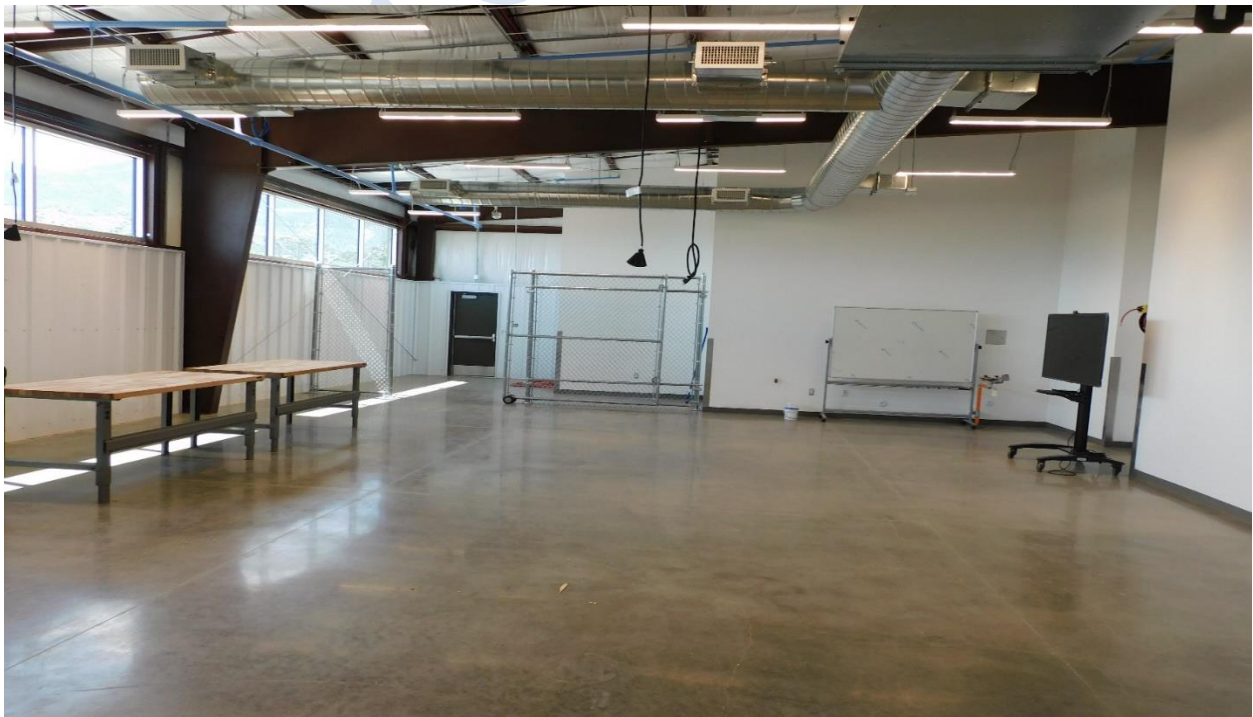
2020-21 CAPITAL IMPROVEMENT PLAN

Verde Valley Skilled Trades Center- Building D

Project complete.

Design Team: SPS+ Architects

Construction Team: McCarthy Building Systems



Plumbing Lab



HVAC Lab



Electrical Lab – electrical mock-ups under construction



Construction Lab

Building 16 Technical Theater

Project complete.

Design Team: SPS+

Construction Team: Danson Construction



Technical Theater Lab

The Next Campus Master Plan

As the current master plan ends, the College is selecting the next design team to assist in developing the next campus master plan for 2022 through 2030 and beyond. Stay tuned as more information becomes available about the CMP process and how your input will be solicited.

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 result from a recent Facilities Condition Assessment (FCA), which identifies when repairs, modifications, or replacement of components should occur.

FCA Projects:

PAC HVAC and Roof Replacement – Roof complete and HVAC completion October 15

Chino Valley Ag Center Building 57 Roof Replacement – Complete

Chino Valley Ag Center HVAC Replacement – Installation underway

Verde Valley Campus – Water loop tie-in – Complete



Verde Valley Campus water loop tie-in

Energy Corner – Scott Blevins

After lighting, the most significant energy consumption on campus is from heating and cooling. Commercial HVAC equipment has a 15-20-year life expectancy. For the current fiscal year, our biggest planned maintenance spending category is on timed-out HVAC equipment. We are looking at changing out approximately 50 HVAC units across various buildings throughout the district this year. On average, a new unit performs 15-20% more efficiently than the obsolete equipment it is replacing.

Environmental, Health and Safety – David Teague

Frank Kafka said that a safety manager was a person who could write a 10,000-word document and call it a “brief.” With that prescient comment in mind, I would like to communicate to you a brief safety message.

I took a look at our most common safety incidents on campus and found that by far, we have more slips, trips, and falls than any other incident type. That shouldn't be surprising to anyone because it's the second leading cause of unintentional injury-related death in the United States. In 2019, 880 workers died in falls, and almost a quarter of a million were injured badly enough that they had to take time off from work. Fortunately, slips, trips, and falls are 100% preventable. Here are a few tips:

1. Clean up spills immediately
2. Keep walkways, stairways, and hallways free of debris, clutter, and obstacles
3. Keep filing cabinets, and desk drawers shut when not in use
4. Cover cables or cords in walkways
5. Submit a work order to replace burnt-out light bulbs promptly
6. Consider installing abrasive floor mats or replace worn flooring

Facilities New Team Members

Facilities would like to welcome three new team members this month.

Patrick Brennan – Custodian, Verde Valley Campus

Kyle Dunton – Apprentice, Carpenter

Austin Kaimalia – Technician 2, Plumber

Facilities is looking to fill an open Planner, Preventive Maintenance position.

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 see more of you on campus and look forward to seeing the rest of you soon!