

Facilities Management Newsletter

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Preparing for Fall

With less than a month remaining before the start of the fall semester, Facilities teams are entering the final stretch of summer operations. Across the district, construction projects are moving toward completion, residence halls are being prepared for student move-in, and campuses are transitioning from major improvements back to supporting the daily rhythm of college life.

While many of this summer's projects are now visibly taking shape, much of the work happening behind the scenes is focused on readiness. From preventative maintenance and building system testing to landscaping, classroom preparations, and final project punch lists, our goal is to ensure every campus is ready to welcome students, faculty, staff, and visitors for another successful academic year.

As we look ahead to the start of the semester, we'd like to thank everyone for their patience and flexibility throughout another busy summer. Every improvement completed over the past several months reflects the shared commitment to providing safe, functional, and welcoming learning environments across Yavapai College.

Department Spotlight: Preparing for Fall Operations

As the fall semester approaches, Facilities is focused on ensuring campus partners have the information and resources they need for a successful start to the academic year.

Later this month, Facilities leadership will meet with the Instructional Support Specialists (ISSs) from across the district to discuss several important operational updates, including fleet management, the Facilities Service Level Agreement (SLA), and the upcoming transition to FMX, our new Computerized Maintenance Management System (CMMS). These meetings are designed to answer questions, share updates, and help ensure everyone begins the semester with a consistent understanding of Facilities processes and services.

We're also excited to recognize Tabitha, our new Facilities Maintenance Planner, who has quickly become an important part of the Facilities team. Since joining the department, she has been learning FMX and preparing to assume day-to-day ownership of the system as it moves into operation.

Throughout the implementation process, Tim Hunt has led much of the work behind the scenes, including helping recover and validate our extensive historical maintenance data after unexpected migration challenges. As FMX goes live, Tabitha will become the department's primary resource for the system, supporting Facilities staff and our campus partners while building on the strong foundation established during implementation.

As Facilities continues to evolve, our goal remains the same: providing clear communication, dependable service, and the tools necessary to better support the Yavapai College community.



Project Updates

Building 19-147 Renovation

Work continues to progress in Building 19, Room 147, with the project advancing into another exciting phase of construction. Painting is now underway, bringing new life to the space and marking the transition from major structural work toward interior finishes. Flooring installation is scheduled to begin soon, with additional work to follow, including the installation of advanced instructional technology and theater-style retractable seating.

When complete, Room 19-147 will serve as the finishing touch to Building 19, complementing one of the College's most technologically advanced facilities. Designed with flexibility in mind, the space will feature retractable theater-style seating and integrated technology that allows it to adapt to a variety of preapproved room configurations.

Chino Valley Campus Housing

The latest phase of the Chino Valley Campus Housing project has reached completion. The newest student-built tiny homes are in place, the clubhouse is complete, and the surrounding amenities—including the cornhole area, dog park, sidewalks, landscaping, and other site improvements—have transformed the area into a vibrant residential community.

While future housing expansion remains part of the long-term vision, this phase of the project represents another significant milestone in expanding student housing opportunities at the Chino Valley Campus.

Verde Campus Student Housing

The Verde Campus Student Housing project is quickly approaching the finish line.

The final student-built tiny home has been placed, interior work within the residence halls is nearing completion, and the turf recreation field and shade structure have taken shape. Remaining work includes completing several concrete sidewalks, installing site furnishings, and awaiting utility power before final building commissioning can begin.

With only a handful of finishing touches remaining, the Verde Campus is preparing to welcome students into a thoughtfully designed residential community that will support student success and campus life for years to come.

Did You Know?

Preparing for the fall semester involves much more than completing construction projects.

Before students and employees return, Facilities teams inspect building systems, perform preventative maintenance, service HVAC equipment, test life safety systems, prepare classrooms and common spaces, maintain campus grounds, complete scheduled repairs, and coordinate dozens of projects across the district—all while continuing to respond to daily work orders and supporting summer classes and events.

By the time the first day of the semester arrives, much of the work that makes campus ready has already been completed behind the scenes.

Out in the Field: Sam Johnson, Grounds Manager

The rains have finally arrived, and I will say this dry spell was one of the scariest I've ever seen. Data suggests this is the driest multi-decade megadrought in at least 1,200 years.

The damage caused by this weather pattern is apparent across the West, and unfortunately, experts say this trend will continue. Maybe more on that another time since Joel has restricted me to a newsletter "blurb only" for this go-around.

Our first monsoon storm came with a boom or two and a brief heavy downpour. Shortly after the welcome rain, someone reached out to me regarding something that sounded pretty alarming. There was a concern regarding several trees apparently being affected by a thick, mysterious white sludge. My "what now?" response went to a worst-case reaction, especially with multiple trees possibly affected.

It wasn't a clutch of eggs left behind by some invasive pest, nor any type of scary fungus. Thankfully, it was not evidence of bacterial discharge or a chemical spill.



Upon inspection, I was relieved to see a familiar sight, one that I know to be harmless. The fact that I'm seeing it more and more isn't exactly a good thing. Though it's certainly a sign of the times.

During long stretches without rain, natural oils, pollutants, and dusts accumulate on tree surfaces. The longer the period without rain, the more this buildup builds up.

Down came the rain and washed the spider out -along with the above list of ingredients. As the delicate mixture cascades down the trunk, the rough and bumpy bark churns the concoction into a heavy, coarse foam that gathers at the base of the tree. It's a sight for sure, especially if it happens to several trees in the same area.

The technical term for this mysterious phenomenon is stemflow saponification. Try saying that little tongue twister three times fast, then just call it tree soap.

Looking Ahead

As the fall semester begins, our work continues. While many of this summer's campus improvements are nearing important milestones, Facilities teams remain focused on supporting day-to-day operations while advancing projects that enhance our campuses throughout the year.

In the months ahead, you'll continue to see progress across the district as new projects begin, others move into their next phases, and planning continues for future improvements. At the same time, our teams will remain focused on providing safe, reliable, and responsive service to support the College's mission.

Thank you for your continued partnership, and best wishes for a successful start to the fall semester.

-Facilities Management



Happy Birthday, James!

**An early trip to the Verde Campus may have helped you avoid the office birthday wishes, but it couldn't save you from the newsletter.
Your Facilities team wishes you a wonderful birthday and another year of adventures!**