

YAVAPAI COLLEGE FACILITIES MANAGEMENT NEWS

November 2020

Greetings from Facilities!

Facilities Management office hours at the Prescott and Verde Valley Campuses are Monday through Friday 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. Individual Facilities Management team members can still be contacted through their YC email account.

Thank you!



Scott Ellis (in bucket), Jaime Hernandez, Brandon Biro, and Travis Whorton install the new batter's eye screen

November Newsletter

The November 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 Projects

Verde Valley Campus Greenhouse

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

Contractor: Loven Contracting

Project Manager: Mike Kervin



Future new greenhouse

Building G Room 111

This space was once Jewelry and, most recently, temporary science lab space during the renovation of Building L. The future use by Brewing and Viticulture requires removing old cabinets and increasing flexible space. Demolition is complete, as remodeling continues.



Building 2 Concrete Repair

Concrete replacement is complete at the top of the east exterior stairwell of Building 2. The failing retaining wall was removed and will be replaced the week of November 2.



Prescott Campus Practice Field

At the Prescott Campus, work continues with the installation of rip rap for erosion control along the field's parameter. Sod was installed and weather permitting, the field may be available for use in 30 days. Access to the area is restricted while the new sod takes hold.

Contractor: ZebraScapes Landscaping

Project Manager: Mike Kervin



Installation of sod

2019-20 CAPITAL IMPROVEMENT PLAN

Verde Valley Skilled Trades Center

The engineered building is ordered with anticipated delivery in January 2021. The building's interior is in the design stage as user group input continues from John Morgan, Dr. Tina Redd, Heather Mulcaire, and Bob Weir (representing Valley Academy for Career and Technical Education). The Verde Valley Skilled Trades Center is being designed to support CTE programs for Residential Construction, Residential Electrical, HVAC, and Plumbing. The building will be approximately 10,000 square feet of shop space with restrooms and faculty offices. There will also be covered exterior space for additional activities associated with these programs.

It is anticipated that earthwork will begin in early December, and building erection beginning at the end of January. The goal is to have the building ready for students for the 2021 fall semester.

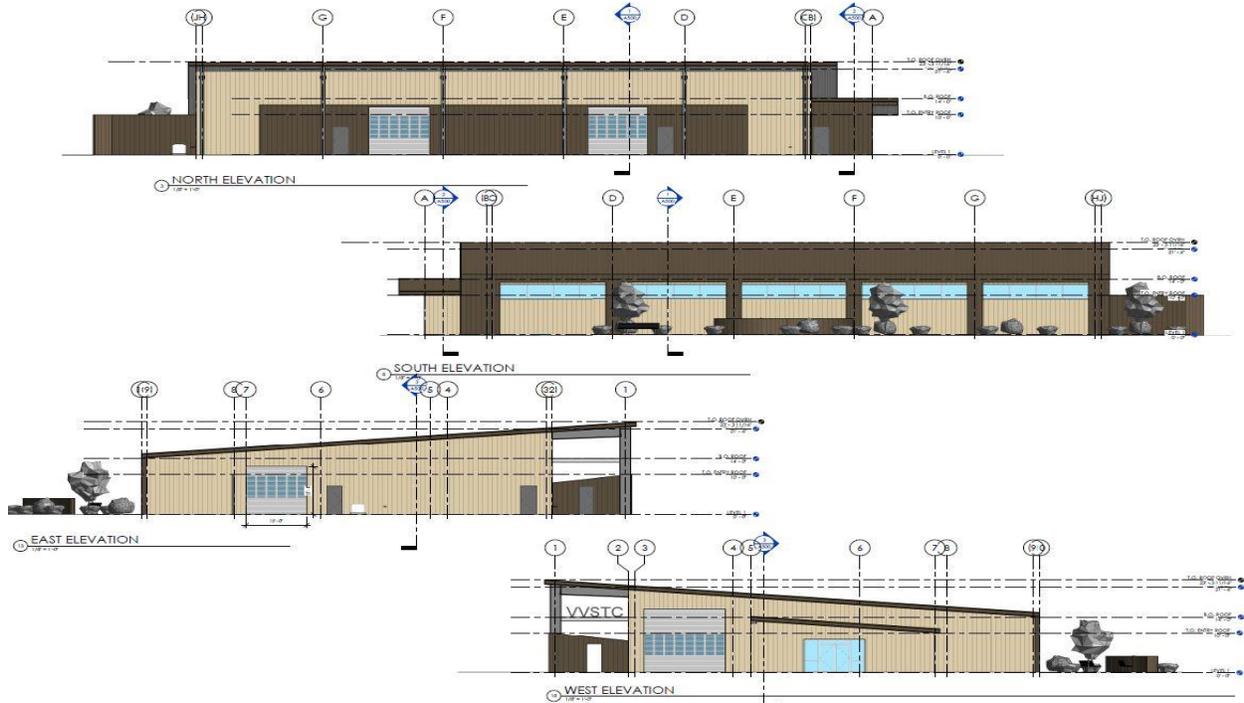
Stay tuned as more information becomes available for this exciting project at the Verde Valley Campus.

Design Team: SPS+ Architects

Construction Team: McCarthy Building Systems



Planned location of the new Verde Valley Skilled Trades Center (Building D)



Elevation details for Verde Valley Skilled Trades Center

Building 1 Entrance Reconfiguration

Construction is complete with new storefront glass installed for the new vestibule.



New Vestibule and Entrance Reconfiguration in Building 1

Building 16 Technical Theater

The revised design documents will be sent out for bidding the week of November 16, with bids due December 2. Assuming this project contract will be awarded the second week of December, construction will begin around January 4, 2021.

Stay tuned for more information as this project progresses.

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.

FCA Projects:

Kachina South Wing Plumbing and Fire Safety Upgrades – August - December 2020

PAC HVAC and Roof Replacement – In design, construction anticipated to begin in Spring 2021

Energy Corner – Scott Blevins

It's a beautiful time of year in Northern Arizona, with chilly mornings and perfect afternoon temperatures. As our temperature swings from the 30's to the 70's, it can be difficult to stay comfortable throughout the day. Consider dressing in layers as it is not uncommon for our HVAC systems to be heating in the morning and cooling in the afternoon. As a reminder, per the Space Utilization Procedure, "the use of personal space heaters is prohibited due to the energy consumption, interference with building mechanical system operation and potential fire hazard." If your space is uncomfortable, please contact the facilities office. Most system problems are identified by the space occupants and can be corrected much faster if we are notified of a potential issue.

Environmental, Health and Safety – Angie Gasser

Ladder Safety

Falls are the leading cause of accidents in the workplace, and ladders are often involved. The following guidelines will help to ensure safety when using ladders:

1. Use the right ladder for the job

People often grab the closest thing to them and end up standing on buckets or chairs instead of taking a few minutes to get the right ladder. When choosing a ladder, make sure it is tall enough for the job. You should never stand on the top cap or use the top step of a stepladder.

2. Inspect your ladder before each use

If a ladder has any damage, do not use it. If the rungs or side rails are bent, broken, cracked, or split, you don't know what the ladder is rated for with the damage, so you should not use it. The feet of the ladder are often the only thing holding the ladder in place, so they should be kept in good condition.

3. Follow basic safety guidelines

Ladders should be set on firm, level ground. Always face the ladder when using it and maintain three points of contact as you climb up and down. Never carry tools or equipment up a ladder that might cause you to lose your balance. Heavy tools and equipment should be raised using a rope or lift. Never overreach; keep your body between the side rails. If you can't reach something without leaning outside of the side rails, climb down and move the ladder over.

Facilities New Team Members

We are still looking to fill one lead custodian position for the Prescott Campus and one custodian position for the Sedona Center and Verde Valley Campus, along with a Technician III Painter and Technician III HVAC.

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!