

YAVAPAI COLLEGE FACILITIES MANAGEMENT NEWS

October 2019

Greetings from Facilities!

The October 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 e-mail me at david.laurence@yc.edu. This newsletter is also posted on the Facilities web site.

2019-2020 CAPITAL IMPROVEMENT PLAN

Renovation of Building L

Interior work consists of metal stud framing of the second floor and installation of ductwork, hot/chilled water piping that will tie the HVAC back to the central plant. Electrical rough-in is in process for both the first and second floor. Second floor framing has begun for the simulator and debrief rooms along with new classrooms. Mechanical units and supporting piping are being installed throughout the building.

Exterior work continues with the completion of roof drainage as excavation continues for additional foundation work to support the building expansion. Final fire marshal review is underway concerning underground piping to support the new sprinkler system. As soon as the new line is installed and approved by the fire marshal, lot 10 will be available for more parking.

Access to the greenhouse remains open.

Please stay tuned for future Newsflashes from Facilities for information concerning construction zones, parking and campus access and do not enter this very busy construction zone.

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



Electrical Rough-in and Mechanical Installation for Science Labs



Water Recirculation Piping for Heating and Cooling



Excavation for Foundation Reinforcement



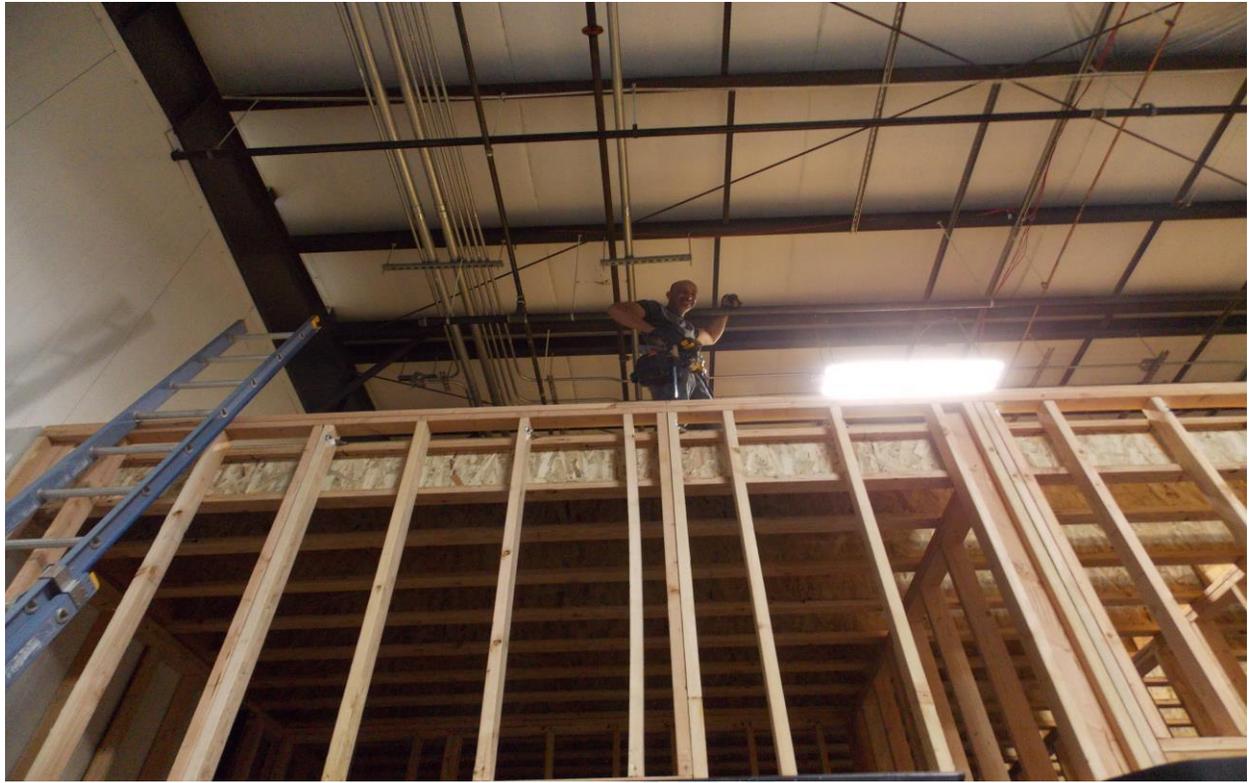
Roof Drainage



Discussing New Hallway Location during Executive Leadership Tour

CTEC – Clean Fabrication Area

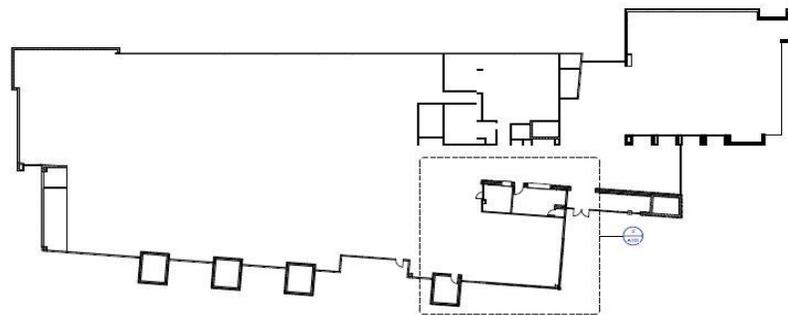
Construction Building Technology and YC Facilities continue work to construct the new Clean Fabrication Lab. Students are framing and installing decking and drywall. Facilities will be roughing-in electrical, mechanical and be finishing the drywall and painting during the month of October.



Construction Program Faculty Curtis Freeman Working with Students

Building 19 Renovation for Yavapai College Foundation

Work continues renovating Rooms 103, 106 and 107 for YCF offices moving from Building 32. Drywall is being finished as mechanical and electrical rough-in takes place. Work is scheduled to continue through early November.



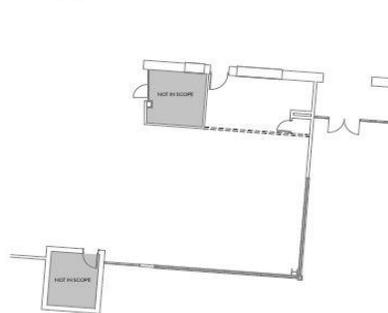
OVERALL NEW FLOOR PLAN
1/8" = 1'-0"

GENERAL PLAN NOTES

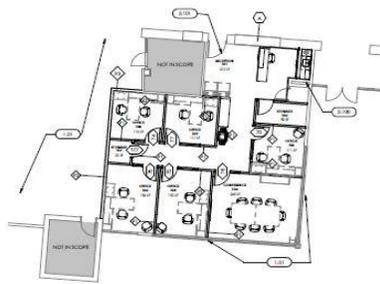
1. ALL DIMENSIONS ARE TO THE FACE OF STUD.
2. DO NOT SCALE DRAWINGS. VERIFY DIMENSIONS ON-SITE. ALL PARTIAL LOCATIONS SHALL BE SHOWN ON DRAWING AND INDICATED BY OTHER PLANS.
3. CONTRACTOR TO PROVIDE ONE (1) SHOWER AND ONE (1) SINK FOR EACH RESTROOM. PROVIDE ONE (1) SINK FOR EACH OFFICE.
4. WALLS ADDED WITH PANELS. PROVIDE ALL (1) CM IN HEIGHT INCREMENTS TO EXISTING FINISHES. VERIFY FINISHES.
5. LIFE SAFETY VENTILATION PER AIA REQUIREMENTS.
6. ALL SYSTEMS SHALL BE THE HIGHEST TYPE OF UNLESS NOTED OTHERWISE.
7. ALIGN FRAMES OF EXISTING AND NEW WALLS.
8. EXISTING GROUND AND FLOOR WINDOW BUNDS AND SHIMS TO REMAIN. PROTECT FROM DAMAGE DURING COURSE OF CONSTRUCTION.
9. RELOCATE EXISTING ROOM STORAGE AS REQUIRED TO MEET AIA REQUIREMENTS. REFER TO EXISTING FLOOR PLAN TO VERIFY. ALL NEW ROOM STORAGE TO BE OBTAIN PROVIDED. REFER TO EXISTING FLOOR PLAN FOR AIA REQUIREMENTS.

KEY NOTES

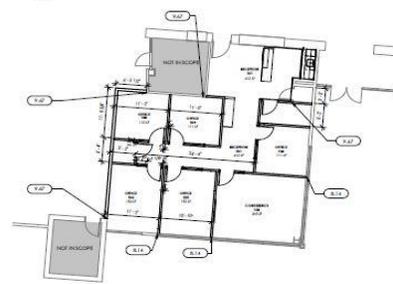
- 1.01. EXISTING TO REMAIN
- 2.01. EXISTING MECHANICAL SHUT TO REMAIN
- 3.01. EXISTING DOOR TO REMAIN
- 4.01. PROVIDE ALL DIMENSIONS OF PARTIAL CLOSURE AT ALL NEW GFT WALLS PERMITTED AT SHIMS OR BUNDS OR STRUCTURE.
- 5.01. ALIGN NEW TO EXISTING FRAMES



ENLARGED DEMO PLAN
1/8" = 1'-0"



ENLARGED NEW FLOOR PLAN
1/8" = 1'-0"



ENLARGED NEW DIMENSION PLAN
1/8" = 1'-0"

Building 32 Refresh and Improvements

At the completion of the renovation of Building 19, the space previously occupied by YCF will be renovated for the vice presidents and supporting staff. The building was last refreshed in 2004 so new carpet and paint will be included in this project. The tentative construction schedule is November 18 through March 2020.

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

Other FY20 Capital Improvement Projects

Building 1 – TRIO/VUB Relocation – Next programming meeting October 30.

Verde Valley Skilled Trades Center – Programming begins November 2019.

On Campus Signage/Marquees – Next programming meeting November 14.

BUILDINGS AND GROUNDS PLANNED MAINTENANCE PROJECTS

As part of the budget, planned maintenance projects are scheduled each year to ensure that College facilities and grounds are maintained at a level to support optimum performance in building systems, infrastructure, life safety, roadways, and parking. 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:

CTEC Roof Coating and Skylight Replacement – Procurement

Verde Valley Building L Drainage and Central Plant Tie-in – In-process

Kachina Hall Fire Sprinkler Improvements – Design

Building 16 HVAC and Roof Replacement – Design (FY21)

ENERGY CORNER – Scott Blevins and Bruce Hustedt

As temperatures cool down many folks will feel cool air coming from the vents between heating cycles. Don't PANIC, this is likely outside air coming from the fresh air intakes and is a normal part of the heating cycle. Fresh outside air is required to maintain proper air quality making it less likely you will fall asleep from too much CO₂. As always please call us if you think something is not working correctly and we will check it out

FACILITIES MANAGEMENT NEW TEAM MEMBERS

Facilities would like to welcome Angie Gasser as the new Environmental, Health and Safety Coordinator. Angie comes to YC from the Good Samaritan Society-Prescott Village where she was the Administrator and managed day to day operations and oversaw the employment of many YC students. Angie holds a Bachelor of Science in Health Care Administration and Bachelor of Arts in Spanish for Business Professionals from the University of Wisconsin – Eau Claire. Angie starts November 14 and we at Facilities are eagerly awaiting her arrival.

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.

Under Construction