

YAVAPAI COLLEGE FACILITIES MANAGEMENT NEWS

January 2020

Happy New Year from Facilities!

The January 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.



Building 32 - Facilities Team Members Zachary Vannoy (Electrical), Joseph Sabato (Painting and Finishes) and Donald Stevens (Electrical) Ready for the Winter Break

2018-20 CAPITAL IMPROVEMENT PLAN

Verde Valley Campus Building L

Structural steel is installed on the second floor to support the new roof structure. The flooring to support the simulator labs is poured and work continues on installation of the mechanical units on the second floor. Glazing will be installed in January as the interior of both levels is dried in to prepare for the installation of drywall.

Exterior work includes the completion of the new water main to support the fire sprinkler system, pouring the foundations and slabs for the new entry, hallways, and meeting rooms.

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



Trenching for Water Line on December 17 for Fire Sprinkler System for Building L



PTSS Team Manager Tom Aldridge and Cully Stead with Catherine Pieratt of SPS+
Discussing Presentation Infrastructure for Student Study and Presentation Wall



Concrete Forming for Meeting Room, Hallway and Office Space



Concrete Poured for Front Entrance



Piering for New Roof Structure

Building 32 Second Floor Refresh and Improvements

During the break, carpet was installed, walls were painted, and furniture was moved into the new VP and Coordinator offices on the west side of the second floor. On the east side of the building, framing/drywall was installed for the conference room and VP of Community Relations office. In the lobby, the new floor was installed along with the construction of the office/reception area.

Kudos to David Franz of Ridgeline Builders for helping the Facilities team complete these critical tasks during the break. The remaining renovation of the east side of 32 will wrap up on or about March 3.



Lobby Prepped for New Flooring Building 32 and Reception Area



Building 32 Lobby

On-Campus Signage/Marquees

As part of the FY20 and FY21 Capital Improvement Plan, design is underway to address campus and site visibility by installing/replacing electronic marquees. For this year, design is complete for replacing the marquee at the Prescott campus and underway for installing a marquee along highway 89 to direct people to CTEC. Preliminary planning has begun for marquees at the Verde Valley campus and the Prescott Valley Center for FY21. Both CTEC and Verde Valley will require land acquisition, so stay tuned to future issues of this newsletter for progress updates.



Prescott Campus Replacement Marquee Rendering



CTEC Highway 89 Possible Location Rendering

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:

CTEC Roof Coating – January 2020 (Weather Delay)

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

Chino Valley Ag Center and Building 20 Fire Alarm Replacement – Underway

Kachina Plumbing and Fire Safety Upgrades – May through August 2020 and 2021

Energy Corner – Scott Blevins and Bruce Husted

One of the major tasks performed by Facilities is preventative maintenance (PM). Just like changing the oil in your car or replacing the filter for your furnace at home, the Facilities Department performs preventative maintenance on YC buildings, equipment, and infrastructure. PM's are important for keeping building systems in optimum working order. They are performed while the equipment is still working so that it does not break down unexpectedly. PM's are carried out to increase asset lifetime by preventing excess depreciation and impairment or untimely breakdown. Due to the unique needs of different assets, the type and amount of preventive maintenance required varies. Facilities completes 500-600 PM's every month.



- The New Buildings Institute found that best practices in building maintenance and operations reduce energy use 10 to 20 percent across all climate zones in the United States. In contrast, poor maintenance practices can increase energy use by 30 to 60 percent.
- Portland Energy Conservation Inc. found that building operation and maintenance programs specifically designed to enhance the operating efficiency of HVAC and lighting systems decreased energy bills 5 to 20 percent in commercial buildings
- The National Center for Energy Management and Building Technologies conducted 45 interviews with industry experts and concluded that effective scheduled maintenance decreases energy bills 15 to 20 percent in commercial buildings.

Environmental, Health and Safety – Angie Gasser

Safety Data Sheets (SDS)

Do you know what is in the chemicals you use? Safety Data Sheets (SDS) are designed to educate employees about the hazards associated with chemicals, how to prevent exposure, and what to do if an incident occurs. Every chemical used at Yavapai College, from dry erase board spray cleaners to acids used in science laboratories, has a corresponding SDS. The SDS includes information such as the properties of each chemical, the physical, health, and environmental health hazards, protective measures, and safety precautions for handling, storing, and transporting the chemical. Safety Data Sheets are important in helping to create a safe workplace and to reduce workplace incidents involving chemicals.

Yavapai College utilizes an online SDS application to increase the accessibility of SDSs. The QR code to access the application can be found posted throughout YC campuses. Always review chemical safety information before using a new or unfamiliar chemical. Try it out! The application can be accessed through any smartphone by following these steps:

1. Launch your camera
2. Aim your device squarely at the QR code
3. A web browser will be launched to take you to the SDS site
4. Search chemical



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.