

YAVAPAI COLLEGE FACILITIES MANAGEMENT NEWS

October 2020

Greetings from Facilities!

Facilities Management office hours at Prescott and the 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!



New Grounds team member Eric Jensen joins Sam Johnson and Jason Major repairing irrigation at the Baseball Field

October Newsletter

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 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



New greenhouse pad at the Verde Valley Campus

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.

Building 2 Concrete Repair

What started as a trip hazard repair at the top of the east exterior stairwell of Building 2 became a major concrete and retaining wall replacement project due to the discovery of shifting soil. This work will continue through mid-October, so please avoid this area when accessing Building 2.



Prescott Campus Practice Field

At the Prescott Campus, work continues with the installation of sod scheduled for October 19 and 20. When finished, the field will measure 160' x 230' and is located just north of Kachina Hall. This project is funded through the Yavapai College Foundation and will consist of an irrigated grass field, fence, and netting along with a gravel path around the parameter.

Contractor: ZebraScapes Landscaping

Project Manager: Mike Kervin



Installation of structural support for fence and netting system

2019-20 CAPITAL IMPROVEMENT PLAN

Verde Valley Skilled Trades Center

Design is underway for a new building to be located between buildings A and L on the Verde Valley Campus. The Verde Valley Skilled Trades Center is being programmed 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 new Verde Valley Skilled Trades Center (Building D)



Elevation details for Verde Valley Skilled Trades Center

Building 1 Entrance Reconfiguration

Construction continues with installing fire sprinkler lines, local unit heater, and other items to condition the new vestibule. New storefront glass will be installed the week of October 19, with construction wrapping up by the end of the month.



New unit heater, plumbing and electrical at Building 1 vestibule

Building 16 Technical Theater

The design team will be meeting with performing art staff and faculty to revise construction documents. The project is currently in redesign since the first bid received is above the available budget.

Stay tuned as this project heads back to the drawing board.

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 North Wing Plumbing and Fire Safety Upgrades – Complete

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

Prescott Campus Underground Valve Replacement – Complete

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

Energy Corner – Scott Blevins

One of the next major energy conservation projects starting on the Prescott Campus is the replacement of Metal Halide parking lot lights with Acuity (programmable) Controlled LED Lights. This will take energy usage down from 400W per light to 147W per light while increasing the lumen output from approximately 15,000 lumens to 20,000 lumens per light. Lighting makes up about half of our electricity usage annually. Decreasing the Prescott parking lot light power consumption by 63% will directly impact our annual electrical usage and has an ROI of less than three years.

Please feel to call me with any questions about this or other projects being implemented to reduce energy consumption and improve efficiency.

Environmental, Health and Safety – Angie Gasser

Slips, trips, and falls are the leading cause of injuries in the workplace and result in numerous injuries every day. They are also among the easiest workplace hazards to correct. Take the time to evaluate your work area to identify these hazards and work to prevent them.

Tips to prevent slips, trips, and falls

- Clean up any spills immediately and mark them with a wet floor sign
- Keeps cords, furniture, trash, and other trip hazards out of aisles.
- Remove rugs without non-skid mats, or that tend to bunch-up or bulge.
- Use handrails when ascending and descending staircases.
- Ensure there is adequate lighting in the area.
- Check the condition of walking surfaces for damages (holes or cracks) and uneven surfaces periodically.
- Wear the appropriate footwear for the job.



If you identify any hazards that need correction, please submit the risk form found on the Campus Safety webpage or at the following link: <https://www.yc.edu/v6/facilities/risk-form.html>.

Facilities New Team Members

Facilities would like to welcome Kenny Gustafson to the Grounds team. We would also like to congratulate Travis Whorton moving from Lead Custodian, Prescott to Technician II, Carpenter, and Eric Jensen moving from Prescott Custodial to Tech I, Grounds.

We are still looking to fill two custodian positions 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!