The Level

FACILITIES SERVICES

Campus Safety

Safety Walk

As the nights become longer and the days shorter, the UAS Community must once again navigate the campus in low light and dark conditions. This fall, Facilities Services is hosting a Nighttime Campus Safety Walk, a volunteer opportunity for students, staff and faculty to scour the campus in search of hazards, unsafe conditions and safety improvement suggestions. Scheduling the walk in the dark helps identify burned out lights, trees and bushes that need trimming, tripping hazards and other safety concerns.

We are asking you to join us on **Wednesday, October 23, 2019 at 6:30 pm**, for our Nighttime Campus Safety Walk. We will meet at Mourant Cafeteria, break into three groups, assign a scribe/leader and receive instructions on things to look for and maps of what part of campus your group will cover. Each volunteer will be issued safety equipment including a high visibility vest and a flashlight. The three group routes will cover the main campus, Anderson, Rec Center, Natural Science Research Lab and housing including connecting walking/biking pathways.

I, Dan Garcia, will conduct a debriefing at the conclusion of the walk and compile a list of all of the safety findings and improvement suggestions. Then over the coming weeks I will work with our Facilities Services crew to implement the recommended safety improvements. Please e-mail me at djgarcia@alaska.edu if you want to improve campus safety and have two hours help. We are hopeful for a successful night and look forward to this being an annual event to enhance campus safety.

Dan Garcia
UAS Health and Safety Manager
Ph. 796-6077
Email: djgarcia@alaska.edu

Is That Fresh Paint on the Ground?

Thanks to all for your courtesy and understanding as our intrepid paint striping crew operated during this summer's stretch of sunny weather. The painter-in-chief, Ray Roberts wants to express his gratitude for the polite and friendly responses he has received as he narrows the traffic in order to maintain the crisp clean lines we all enjoy.

HELP UAS SAVE MONEY

As you are aware, the Alaska Legislature reduced UA funding by $25 Million this year, and is planning an additional $45 Million reduction over the next two years. UAS Facilities services budget was reduced by $200,000 this year with undetermined additional cuts over the next two years. Facilities Services is asking for your help in saving UAS money.

Facilities Services operates and maintains the buildings and grounds here at UAS. To understand all of the areas we are responsible for, imagine all of the things that make a building, are attached to a building, or placed around a building, and they are most likely operated and maintained by Facilities Services. Just like your own personal budget where a large portion goes toward the place you live, Facilities Services budget is a large portion of UAS's total budget. Facilities Services budget pays for electricity, heating oil, water, sewer, trash collection, taking care of systems for heating, ventilation, lighting and plumbing. Our grounds crew cares for flowers, shrubbery, and lawns, during the summer, and plows snow and removes ice from our roads and sidewalks during the winter. Our custodial crew cleans our buildings, restocks restroom paper supplies each night, polishes floors, wash walls, doors and windows during school breaks.

UAS's health and safety manager helps our campus community comply with state and federal regulations and he assists faculty in their duty of keeping their students safe. Our Facilities Planning and Construction group works with consultants and contractors to make sure our buildings, roads and utilities are safe, code compliant, energy efficient, and meet the needs of the UAS campus.

Facilities Services disposition is for saving money and providing the best service for the lowest cost. We achieve this through; taking care of what we have, building it to last, adopting new technologies, and hiring consultants and contractors.

Facilities Services is asking you for your help finding **additional** ways for UAS to save money with the care and operation of our buildings. Please send us an e-mail to uas.facilities@alaska.edu and let us know how you are saving UAS money now and what great ideas you have for Facilities Services and our campus community for saving more money. Include the words "Save Money" in the title. Those individuals who are an outstanding inspiration of helping UAS save money will be the guests of honor at one of our famous Facilities Services pot-luck lunches.

Here are some of the more noteworthy ways we have been saving money for UAS

Item	Comments	Annual Savings
Sale of the Bill Ray Center 2013 and Bookstore/Admin Services building 2017 Removal of the Soboleff Annex 2018 Removal of several other smaller buildings.	Facilities Services costs are directly tied to the number and size of buildings. One national metric for building ownership is the cost per square foot of building. Therefore, reducing the square feet of building area we maintain directly reduces the money required to operate and maintain. When UAS programs can use less space, eliminating buildings is a very good way to save money	$200,000 to $300,000
John R Pugh Residence Hall – very high energy efficient construction practices **	Our freshman residence hall uses almost half of the energy than some of our older buildings	$25,000

Air Source Heat Pumps installed at John R Pugh residence Hall, Hendrickson and Whitehead buildings.	Air Source Heat pumps save our heating costs by 30%-50% depending on weather conditions. **	**
Interruptible electrical service	The local electrical company gives UAS a reduced rate if we allow them to turn the power off when their demand is high or water levels are low in their reservoir. All of our electric boilers are on interruptible power and we switch over to heating with oil when the power company requests.	$75,000
LED Lights installed at: Road and Parking Lots Trail to Housing Egan Viewing Room John R Pugh Hall Hendrickson Whitehead	Light Emitting Diode lights can save us 30% -90% on annual electrical lighting costs. The amount of money saved depends on what types of lights the LED's are replacing. For example, the savings for replacing an incandescent light is much greater than replacing a high pressure sodium light.	**
Building Automation systems	We have installed many building automation systems that will turn the lights, heating and ventilation systems off when no one is using the room.	
Save partial rolls of TP	Instead of throwing out that small roll of toilet paper we are placed on top of the dispenser so it can be completely used.	
Stainless Steel Handrail	We replaced about half of the old wood pedestrian handrails along our lakeside buildings with new stainless steel ones. The old wood rails were very high maintenance requiring repainting and replacement of rotting wood. These new rails are virtually maintenance free and will save us money over the long run.	
Low Maintenance Landscaping	Our landscape manager is a master of designing landscape areas around campus that are low maintenance and still look great **	

** Future issues of the LEVEL will expand on several of these money saving practices that Facilities Services has implemented over the past years.

Nathan Leigh
UAS Facilities Director

When You Just Can't Do It All…

Our Operations and Maintenance crew at UAS Facilities Services have a broad-ranging set of skills and talents that can handle all of the day to day needs of our campus and many of the larger operations and maintenance tasks required by a campus with 347,000 square feet of building space. However, there are times when we just can't do it all. We have a relatively small pool of tradespeople on our crew, including one licensed plumber and one licensed electrician. Our crew also has people who specialize in heating/ventilation, carpentry, custodial work, mobile equipment maintenance, boilers, locksmithing, and grounds keeping. It takes everyone on our team to take care of the day-to-day maintenance and operation of our beautiful campus, and sometimes we can't do it by ourselves.

UAS Facilities Services frequently hires consultants and contractors when our workload is too great, when we do not have the in-house expertise, or when a contractor can complete the work more cost effectively.

This summer we hired a local electrical contractor to perform electrical panel maintenance and arc flash studies in the Soboleff and Egan Buildings. Facilities Services has only one electrician and his daily maintenance and repair work around campus does not leave him time to take on such a large project.

We hire contractors when the work requires special licensed inspectors for items like fire alarms, fire sprinklers and elevators. Our licensed plumber recently became certified to perform water system backflow preventer inspections and repairs, so we will save UAS some money by performing those tasks in-house in the future.

Building automation control, building locks, vehicle auto body work, and some of our custodial work are all areas that we regularly hire a contractor to help us with. Facilities Services investigates the value in hiring a contractor when they have the additional expertise, they can complete the work more cost effectively, or when We Just Can't Do it All. The harder decision is when we should add another member of our operations and maintenance crew instead of hiring a contractor. Let's discuss that in the next addition of the LEVEL.

Thankfully, our **Community Engagement** includes many local contractors who help us properly operate and maintain our facilities as our contribution of facilitating **Student Success**

Adam Zenger
UAS Facilities Maintenance and Operations Manager

Live Fire Extinguisher Training

Thanks to Maintenance Supervisor Adam Zenger and Grounds Supervisor Ray Roberts for holding a live fire extinguisher training during Convocation. UAS employees and faculty were invited to sign up to extinguish an actual fire with a portable fire extinguisher.

Participants first attended a short lecture on fire safety and the steps to using an extinguisher. They learned to first assess the fire to determine if it can safely be put out. If it is too big or uncontrollable the responder should immediately evacuate the area and call 911.

The live fire used for the exercise was a water bath with propane bubbling through it creating a robust fire on the water surface. Participants used the "P.A.S.S." technique for portable fire extinguishers which stands for Pull (the pin) Aim (at the base of the fire) Squeeze (the lever) Sweep (from side to side). Everyone had the chance to safely practice this useful life saving skill. Stay tuned for the next live fire extinguisher training.

Dan Garcia, Health and Safety Manager

Come try out our new Disc Golf Course here on campus.

This is not your sunny brook 400 yard fairway DGC. Rather it is a true Alaskan DGC nestled in amongst the Sitka Spruce – Western Hemlock second growth forest, surrounded by blueberry bushes and a soft mossy carpeted undergrowth. Leave your disc drivers at home bring a mid-range disc and curve-around-tree putter disc.

UAS has been planning a Disc Golf Course (DGC) for many of years and thanks to Student Government, and many others we finally have one. This latest effort started in fall 2017 with Morgan Johnson making her URECA project the planning of a disc golf course for UAS. Over the past 2 years, our UAS community have been able to; select an area for the DGC, receive approval from the Executive Cabinet for a DGC. Design a course following PDGA guidelines, construct trails, tee boxes, baskets, and some whale of good signs.

This project would not have been possible without the financial support of UAS Student Government and the Chancellor's Foundation.

The UAS DGC will require regular maintenance and upkeep. We are counting on UAS Students, Faculty and Staff to get involved by not only playing the course, but to help with picking up trash, cleaning trails of fallen limbs, and making further improvements to the trails. The entrance sign has information on how you can volunteer to help maintain and improve the course.

Disc Golf is rapidly gaining popularity as an enjoyable outdoor sport that requires a little effort to begin enjoying it, but with increasing skill and practice the level of enjoyment climbs dramatically. If you don't have your own disc golf bag a bunch of Distance Drivers, Fairway Drivers, Mid-Range Discs and Putters, stop by the UAS Recreation Center front desk and check one out.

This Disc Golf Course will provide another opportunity for our UAS community to engage in a ***creative activity***, get some exercise, meet new people, strengthen friendships, and enjoy a small piece of the ***environment of Southeast Alaska***. Please give a big Thank You to the many people and organizations for supporting this project.

Nathan Leigh
UAS Facilities Director

Earthquake Safety

The time to fix the roof is when it's not raining. The time to prepare for earthquake safety is when it's not shaking.

In December I, *(Dan Garcia)* asked UAS community to conduct a self-survey their office and work areas and take steps to improve earthquake safety. Guided by these self-surveys, you and Facilities Services have made many improvements to make our community campus safer during an earthquake. Often just rearranging items stored on shelves is enough to stabilize a top heavy shelving unit and keep it from causing an injury or blocking an egress pathway during an earthquake. Storing heavy items and breakables on lower shelves and securing tall freestanding furniture to walls can make a big difference.

Chemical storage in occupied building should be limited to minimum quantities since chemical release can be a dangerous secondary hazard during an earthquake. Chemical storage cabinets are designed to contain chemicals according to their hazards.

Heavy artwork is often overlooked when making an area earthquake safe. Heavy picture frames, mirrors and other heavy wall art should be secured to the wall. Ceramics should be placed for display in locations that do not pose an injury hazard should they fall. Planters hanging from the ceiling should be wired to the hook to prevent them from jumping off during a shake.

Sitka Campus heard the call and took action. Sitka Operations Supervisor Greg George surveyed his campus and had 3 pages of findings! Many potentially dangerous situations were corrected on the spot while others required more planning and effort. Greg was able to use loss prevention fund money (the same UA fund we purchase our ice grippers with) to purchase positive latching catches to replace magnetic or non-existing catches. Keep up the good work Greg!

UAS Facilities Maintenance Carpenter Jose Islas is pleased to be securing a tall wobbly shelving unit to the wall. Note that he is locating the stud in the wall prior to installing the fastener.

Facilities Services is available to secure work area and office items for earthquake safety. Getting professional help will ensure that fasteners are properly positioned over wall studs and not improperly secured just to sheetrock. See the Facilities Services webpage to create an earthquake safety work order request.

Dan Garcia
Health and Safety Manager

Expecting a

Shipment?

Help us help you receive your packages as timely and efficiently as possible. Often, when packages are shipped from the lower 48 they use a secondary carrier such as AML and Samson. This means that the shipping receipts only give information to the shipping company prior to AML or Samson. To top it off, sometimes the boxes do not give any information to help identify the recipient. You can help us solve these puzzles by sending an email to uas.facilities@alaska.edu when you have placed an order. If you include an estimate of arrival, a tracking number if you have one, vendor information, and a phone number to call when it arrives, we can process your packages more efficiently.

Reporting Facility Problems

With fall semester in full swing, and a bunch of new people on campus, I thought I'd take the opportunity to remind everyone that Facilities Services is here to make sure that our buildings and grounds are in good working order. Since we do not always notice everything that goes wrong with our buildings and grounds, we often rely on students, staff, and faculty to notify us when something is broken on campus.
We appreciate your help with this, and have a couple of ways for you to contact us.

The first way is via our front desk telephone, which is staffed from 8-5 weekdays. Our phone number at Facilities Services is 796-6496.
For after-hours and weekend emergencies not requiring fire service, EMS, or police, we use an answering service called Doctors Exchange. Their number is 1-866-999-1822, and they will contact our team.

We also have a Facilities Services e-mail address uas.facilities@alaska.edu that can be used to report problems.
You can also fill out our online work order request found on our Facilities Services home page
http://www.uas.alaska.edu/facilities_services/index.html

At Facilities Services, we look forward to serving the campus community every day, and enjoy the challenges of the job. Please feel free to contact us if you have any questions, comments, or deficiencies to report.

Thank You,
Adam Zenger
UAS Facilities M&O Manager

Russia visits Sitka Campus

The Sitka campus has a historic World War Two era seaplane ramp along its waterfront providing access to the Sitka Channel. This large concrete ramp is used by our Sitka Campus plus many others including partner Universities, Cooperative Extension, 4-H, local schools, local contractors and individuals to load and unload cargo landing craft with supplies and equipment. General public regularly uses the ramp and adjacent grassy areas to walk, exercise dogs, launch kayaks, eat meals, and watch waterfront happenings in Sitka. The City of Sitka utilizes the ramp and the immediate area for the annual Fourth of July fireworks display.

Greg George was working with Alison Krein and UA legal department to come up with this cautionary sign to post at the ramp when he was approached by some Russians who had traveled 7,200 miles from Siberia and wanted to use our UAS ramp to store their pontoon catamaran. This is a fantastic opportunity for more **community engagement** and we have worked with UA legal & Lands department to make this a reality. Check out their website for some fascinating and educational information about their journey to Alaska http://www.baikal-alaska.ru/ Click on the translate to English tab in the upper right corner.

Fall Color on Campus

Each season has its own particular beauty, and the last few weeks have begun the transition to my (David Lendrum) favorite part of the year, when the deep tones of the fall show up and plants we barely noticed before pop out into view as their colors change.

Some are coming into bloom, others are beginning the process of going dormant, but they all contribute to the beauty of our campus.

This is at the south side of the Egan wing, and it's the combination of the 'Glow Girl' Birchleaf Spiraea and the deep purple of the 'Miss Kim' Dwarf Korean Lilac. The lilac was so heavy with flower this summer that we barely thought of its late summer show, this is the best show we've had in many years.

The Glow Girl Spiraea is one of our new favorites, it glows during the spring and summer in bright green as seen at John R. Pugh Hall, but the fall color is a shimmering combination of gold, pink, rose and rust. It's also planted at the base of the big Arborvitaes on the left side of the road as you drive onto campus, also they are in the bed with the sculpture of Spike the Wale.

Glow Girl Spiraea is a selection of one of the native Alaskan Spiraeas, called Birchleaf Spiraea, and not only is it a brilliantly colored selection, it's sterile so it won't spread itself around. This is becoming a more and more important criteria as the years go by.

Here's some of the thousands of crabapples on the little Sargent crabapple trees that line the pathway up to housing right after you cross Back Loop Road.

This spring when they were blooming the branches disappeared under the cover of the fragrant white blanket of blossoms, and from the appearance of the fruit, every one of the flowers became a cute little apple, and they taste great ☺

In the same planting beds embracing the pathway up to housing you will find this is the colorful combination of dark red Barberries below bright pink and clear white Hydrangeas.

And nearby you will also see the ‘Wentworth’ Highbush Cranberries with their dark red fall leaves and steams loaded with fruit.

When designing landscape plantings around our campus, I strive to bring a diversity of spices on campus to bring color, texture, smells and joy to our campus community.

I hope you enjoy the fall colors we have brought to campus as much as I do.

David Lendrum
Landscape Superintendent

FP&C Project Updates

Auke Bay Station

UAS has decided that it is in the best interest of UA to delay this project while UA makes significant decisions on changes to the structure and funding of the University of Alaska. UAS still feels this project is important to helping us fulfill our Vision and Mission of UAS in the next 50 years.
We will once again proceed with this project when some clarity comes to UA funding and structure.

Phase I was completed Summer/Fall of 2018 and included removing the 1961 former NOAA lab and three small out buildings, tree clearing and rough site grading in preparation for the new building.

Phase 2 will construct a new 11,194 square foot home for our environmental science and geography programs.
This delay will impact both the cost and completion date for the project.

Housing Concrete Sidewalk Repair

If the snow holds off for several more weeks, we will have a project that will replace some of the most deteriorated sidewalks around housing. If it snows, this work will be done in the spring 2020.

Banfield Hot Water Tank Replacement

Facilities staff opened up the hot water tank in Banfield Hall and found that some of the interior cement lining has come off the tank. Without this lining, it will not take long for this tank to fail and leave all of the UAS students living in this building without hot water for showers and leave the building without heat. We have already purchased new water heaters and we are just waiting on a couple of plumbing parts to come in the mail. Our crew is confident that they can replace the hot water heater WITHOUT our UAS students having to go without a hot shower every morning. The new hot water tanks are smaller and more efficient so we can save UAS more money.

Auke Lake Guardrails

After months and months of waiting, all of the bright orange fence is now gone and we have shiny new guardrails along many of the Auke Lake side buildings.

These guardrails meet current building codes, unlike our old ones. They are made of Stainless Steel and will never have to be painted. The old wood rails required re-painting every 10-15 years and it took a ton of labor to prepare all of those rail posts and then paint them. Even though the new rail is quite expensive, UAS will save money in the long run by not having the high operation and maintenance cost of the old wood railing.

Phase 2 will replace the remaining railings and is now in design and should be under construction summer 2020.

TEC Stairway Lighting Replacement

This project will replace the long red light tube illuminating the stairway with a light fixture that is sturdier, easy to maintain and more energy efficient. The shop drawings will be approved in the coming days and then the contractor can have the manufacturer build the light fixtures. We hope to have them installed by January 2020.

Sitka Exterior Door Replacement

The exterior doors on our Sitka Campus building are many decades old hand have succumbed to the harsh winter weather conditions. The doors no longer hold their shape, cold air leaks in around them and they do not consistently latch. This project will replace all of the exterior doors. We have a contractor on board and they are currently matching paint colors and then they will have the factory manufacture the doors. This project should have been completed some time ago. We appreciate Sitka campus patience and look forward to some new doors that will keep the cold north wind out and secure our building each night.

Soboleff Ceramics Room Garage Door Replacement

The UAS Ceramics Studio is housed in room 107 of Soboleff Building. This room used to be a mechanics shop and includes an overhead garage door. This door lets a lot of heat escape from the building and has been a frequent problem with being unsecured at night allowing unauthorized access into the Soboleff and Hendrickson buildings. This project will replace the garage door with a glass wall and electronic locking exit door. This will increase the security of the building, allow more light into the room and improve energy efficiency. Design for this project should be completed in a couple of weeks and construction can begin in the coming months.

Other FP&C Projects

With the cut to Facilities budget we have fewer projects and smaller projects. Here are some of the projects we hope to complete in the coming year.

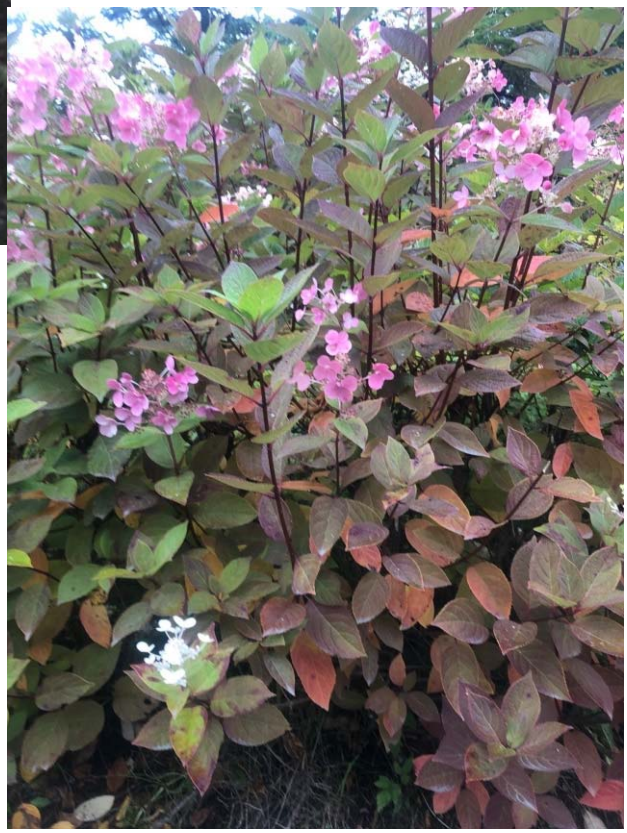
- TEC welding shop fire alarm panel replacement
- Lakeside Grill ventilation system upgrade
- Egan Library renovate HVAC controls
- Egan Library patch holes in carpet
- Housing sidewalk icing mitigation
- Housing CO2 detector replacements
- Hendrickson to Hendrickson Annex Sidewalk Improvements

NEW ARRIVALS ON CAMPUS

We have added some new members to our campus community in the form of some beautiful spring blooming ‘Accolade’ Cherry trees, we have placed these next to our north UAS welcome sign at Back Loop Road to add another layer of enrichment to our main campus entrance. These join the earlier plantings of the same species at the UAS south entrance Welcome Sign by the drop off zone in front of the Hendrickson Building.

Accolade Cherries show their delicate pink blooms in the earliest spring days, long before they get leaves, they bloom along with the earliest spring bulbs, often while the snow is still on the ground.

We also added some ‘Quick-Fire’ Hydrangea trees to the plantings at both the John R. Pugh Residence Hall and at the south entrance Welcome sign.



Quick-Fire Hydrangeas are a relatively new addition to our collection, and they bloom at the other end of the season. They start out as pale green cones which ripen through pale pink to their current red as the leaves turn burgundy in the fall.

These species join many others, natives and introduced that make up the landscape fabric of our campus. People from all over the world come here to enjoy the spectacular scenery and we welcome them and share their enjoyment.

David Lendrum
Landscape Superintendent

Our Newest Planting Project

The last few years we have been neighbors to a large highway project that installed sidewalks on both sides of the road. This addition required a big blank concrete wall along the east side of UAS campus next to our Facilities Services building.

We designed a landscape that would provide some relief and seasonal enjoyment and be part of the signature "University District" landscape. It includes Weeping Norway Spruce, which will spread and hang over the top of the wall creating a curtain of evergreen.

Weeping European Larch a deciduous conifer, will grow in a similar manner and weep down over the top of the wall, it will turn canary yellow before dropping its needles in the fall.

Behind these two plantings are several native trees, the Pacific Crabapple, of which we have several on campus, and the native Douglas Hawthorn

These are all still babies, but they're really tough and will provide a seasonal show of spectacular textures and colors that will be one more clue helping people realize they are entering Auke Bay and the University district.

A big thank you to our planting crew has been hard at work installing these plants, and we intend to have this project wrapped up before the season ends.

David Lendrum
Landscape Superintendent
Email: dwlendrum@alaska.edu

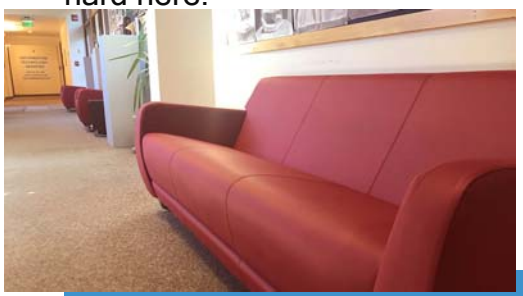
OTHER HAPPENINGS

Story Problem

We have one Electrician on staff. How much of his time is spent changing light bulbs? On average; one light bulb lasts 6 years, one light bulb covers 36 square feet of floor space, UAS Juneau campus has 347,000 square feet of floor space, it takes 17 minutes to get the ladder - change the light bulb - put the ladder away. He works the standard 40 hours a week with 11 holidays, 14 vacation days, and 0 sick days (our electrician is one healthy guy). Send in your answers to uas.facilities@alaska.edu My answer will be in the next addition of the LEVEL.

New Furniture

We are glad to see the new furniture in the Soboleff building art hallway. It is not quite as comfy to take an afternoon nap as the old furniture. However, it is very nice and your mother would be proud to see you studying hard here.



Cutting to the Problem

Our crew had to cut through 6 inches of concrete to get to a drainage problem that was allowing water to flow through some electrical conduits and into the Student Housing Lodge. After they fixed the leak, they repaired the concrete sidewalk.

Summer Bounty

This warm sunny summer was perfect for producing bumper crops of cabbage, blue berries, huckleberries, cranberries, crab apples, carrots and rose hips. It is great to see our students using some of the many rose hips here on campus.

It's a Dusty Job……

But someone's got to do it. Ever wonder where all of that saw dust goes at our TEC wood shop? We have a saw dust collection system that has vacuum hoses connected to all of the equipment including a few floor collectors. Much of the sawdust gets collected in 55 gallon drums that we regularly empty. The rest clings to the vacuum filter bags where we have to brush it off a couple times a year. It's such a dusty job that we wear protective clothing and respirators.