

The Level



Congratulations! to all of our UAS Graduates. You have worked hard for years, reading difficult textbooks, completing piles of homework and taking mind-cramping tests.

Graduation is a monumental achievement to your dedication, hard work and is a period in your life that you will remember forever. This COVID-19 pandemic has not blocked your graduation; it has made it truly unforgettable for not only you but also the whole world. In the years to come, when you tell your coworkers, children and grandchildren that you graduated in 2020, they will be inspired by your accomplishment.

Last year when we installed our congratulations banner at the entrance to campus, we had a bad windstorm and our sign poles holding up the banner broke. We had made the banner poles out of strong galvanized steel. However, the storm was too severe and the poles were too rigid, so when the strong wind blew, the steel poles broke. We were going to just go out and buy new strong steel poles when I heard Alex Boye's song on YouTube where he is singing that when the storms of life beat upon you, you need to **bend and not break**. https://youtu.be/0o1T_y81_DU This gave me an idea: We should make our banner poles out of plastic that can bend during the bad storms and then stand back up straight after the storm has passed.

Congratulations again to our UAS Graduates and all of our students, staff and faculty working hard during this historically difficult time. Remember that this storm too will pass and we will once again have good and calm days ahead.

Nathan Leigh. P.E.
UAS Facilities Director





UAS IMT COVID-19 STRIKE TEAM

UAS buildings are clean, functional and fully ready to be occupied by our campus community as soon as the word is given. For months our Facilities custodians have been doing routine enhanced cleaning including wipe downs of commonly touched hard surfaces throughout campus. In addition to cleaning to prevent the spread of Covid19, our custodians are training and planning for “deep cleaning” operations in response should a confirmed case be traced to campus. Should Public Health trace a confirmed case to UAS classrooms, office areas or housing units, deep cleaning would be needed. [Cue the Marvel superhero music](#), the UAS Cleaning and Disinfection Strike Team is born! No we didn't vote on that name, the Incident Command System (ICS) under which UAS is managing our Covid19 response includes a Strike Team position and then the Incident Commander (UAS Chancellor) assigns the Strike Team a mission based on conditions of the emergency.



The Strike Team, in their mild mannered custodian personas (like most superheroes) are trained and experienced to safely clean pathogens from our buildings every single day they come to work. We really appreciate what they do on a daily basis and for stepping up during this pandemic to ensure our campus community live, work and learn in a healthy environment. Our #1 priority for any deep cleaning operation is the safety of our Strike Team. The cleaning and disinfection protocols we have been training to are effective and go far beyond the guidance given by the Centers for Disease Control (CDC) for cleaning staff safety.



To plan for a deep cleaning and disinfection operation, we examined the ways that human exposure to Covid19 takes place:

Direct: Close contact with someone who is infected with Covid19 where airborne droplets directly (cough, sneezes) or indirectly (shaking hands, touching common surfaces) expose you.

Airborne: Closed air space where a droplet holding Covid19 lingers in the air and is inhaled.

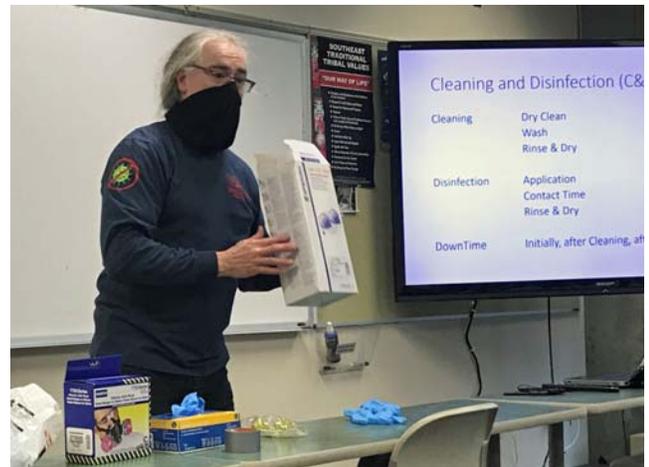
Surfaces: Touching common surfaces where a person carrying Covid19 on their hand also touched that surface.

UAS, UA and campuses across the country are applying the Occupational Safety and Health Administration (OSHA) direction on the hierarchy of actions to address viral exposure risk in the workplace for employees and building occupants:

- 1st Eliminate the hazard (vaccine, resistance, immunity or CDC stand down all clear)
- 2nd Apply engineered controls (work from home, limited campus occupation)
- 3rd Apply administrative controls (practice social distancing, hand washing, flexible work schedule, enhanced cleaning and disinfection, hand sanitizer, other rules and procedures that flatten the curve)
- 4th Use personal protective equipment (community standard of homemade face masks)

Eliminating the risk of Covid19 at this time is not realistic. So the first choice in the hierarchy can only be strived for until vaccines are developed, herd immunity is achieved or some other natural or man-made pathway to threat reduction is reached.

The remaining three actions in the OSHA hierarchy are totally under our control, have been carried out, continue to be carried out and are effective in limiting the spread of Covid19. The Strike Team benefits from all these preventive strategies when called out for a deep cleaning. Viruses on campus are spread by people, so our safe practices will make a big difference in how contaminated our buildings become when normal occupation resumes.



Key elements of our UAS Cleaning and Disinfection Plan include:

Downtime: Time is our friend with Covid19 in UAS buildings. Outside the body, the virus does not live long. Just closing an area of a building for a period of time weakens and eventually kills the virus. How much downtime depends on the type of virus and the environment in the building (heat, ventilation, types of surfaces). The CDC recommends when possible to use downtime before deep cleaning and before reoccupying an area.

Cleaning: Normal cleaning with detergents, soap and water is effective by removing ordinary dirt, grease, oils and other organic matter (including from humans) that could harbor the virus or interfere with a follow up disinfection. Viruses do not survive long on clean surfaces.

Disinfection: Once an area of a building has been thoroughly cleaned, an EPA approved disinfectant is applied. Disinfecting agents need to be applied in accordance with the manufacturer's recommendations in order to be effective virus killers.

HVAC: Heating Ventilation and Air Conditioning systems in UAS buildings will be adjusted during a cleaning and disinfection operation to vent 100% to the outside (not recirculate within the building). This physically removes any airborne viruses and dilutes any viral load in the area. The temperature in the area will be raised to speed up the virus desiccation, which weakens and eventually kills the virus. This is why downtime is important.

The safety and cleaning protocols that UAS Facilities Services is taking are much more strict than what CDC requires. We are using this as an opportunity to provide more advanced training to our staff. You can find out what CDC recommends for cleaning your home here: <https://www.cdc.gov/coronavirus/2019-ncov/prevent-getting-sick/disinfecting-your-home.html>

Any deep cleaning and disinfection operation on campus could disrupt normal campus operations. We apologize in advance for any disruptions this may cause. But, rest assured our UAS Strike Team are the best trained team in the state and they are ready to take on the villainous coronavirus SARS-CoV-2 causing the disease COVID-19 and help bring peace and tranquility to our UAS Community.

Dan Garcia

Health and Safety Manager

UAS Campuses Donate PPE to First Responders

Since the very beginning of this pandemic, personal protective equipment (PPE) has been one of the world populations' biggest concerns, especially to first responders. Considered your last line of defense from pathogen exposure, PPE is a physical barrier that prevents a virus from coming in contact with you. For healthcare related first responders, PPE is absolutely essential to protect themselves and their patients while engaging in life saving procedures every day. Face masks, gloves and gowns get used up rapidly, especially if there is an increase in demand for care.



Juneau PPE Donation

In March, the Alaska Department of Health and Social Services (DHSS) reached out statewide asking public and private organizations to take stock and report their current inventories of PPE. Working at the statewide level, DHSS coordinates and prioritizes distribution of PPE to those first responders and healthcare facilities most in need. Juneau, Sitka and Ketchikan campuses were able to significantly contribute to this community effort. Thanks to the UAS Nursing, CNA and Maritime Programs, Facilities Services and others at all three UAS campuses, for making our donation of \$6,000 worth of PPE possible.

Supply lines for PPE are improving but shipments of certain PPE are being held back by suppliers due to priority going to first responders. Until supply keeps up with demand, FEMA advises every public and private organization to reduce PPE consumption to only what is required, reuse by cleaning and disinfecting and adopting work practices that reduce the need for PPE. Facilities Services has retained sufficient PPE to protect our maintenance and custodial staff while they carry their duties.

Total UAS Donations of PPE:

30,350 disposable gloves
835 face masks N95
34 safety glasses and goggles
44 gowns
10'x10' Open Sided Tent



Sitka PPE Donation

This is a good reminder for all, on both a professional and personal level. UAS departments, office areas, academic programs and everyone in their home lives should take stock of any consumable you rely on, understand your rate of consumption and consider the current and forecasted reliability of those supply chains.

One of the most important O&M tasks is keeping our UAS community safe.

Dan Garcia
Health and Safety Manager

HELP UAS SAVE MONEY – Survey Results



We thank you all for your participation in our money saving ideas exercise. In our October 2019 exercise we received lots of your ideas on how Facilities Services can save money. Money saving ideas that fell outside of Facilities Services authority were passed on to UAS Administration. In our February exercise we received your votes on the top five money savings ideas. We have tallied the votes and here are your vote for the top five money savings ideas:

1. Conduct a heating study and potentially install a heat pump for Novatney and Mourant
2. Replace large white service vans with small Electric service vans.
3. Charge higher fee to tourist business and other groups using campus.
4. Install more LED lights on campus.
5. Install a cover over the stairway in the Housing Parking Lot

We hope to implement these ideas in the future.

Thank You

Nathan Leigh
UAS Facilities Director



Lots of Packing

Our grounds crew spent several weeks helping pack and mail students' stuff back to their home. We hope it arrived all in one piece and that nothing got left under the bed.



Thank You

We would like to give a big Thank You to all those in our community that are working hard to keep our community safe during this COVID-19 Pandemic. Including those who have donated CDC recommended cloth face coverings for some UAS Students, Staff & Faculty. **Thank You !!**

We still have a dozen cloth face coverings available. Please e-mail us at uas.facilities@alaska.edu if you would like one.



Ramblings from Sitka

I've been banging around our campus these past few weeks on a part-time schedule with the remaining time spent working from home. Though our faculty and staff are now remote, the building still needs attention. I like to compare it to my labs when they were puppies; they'd do ok on their own only so long before something serious happens. Taking care of a building originally built in the late 30's that has had numerous remodels, various upgrades, and assorted repairs takes patience and creativity.

The COVID-19 situation has led us to new and still developing levels of cleaning. There are a seemingly endless assortment of small projects that are in need of some catch up. I am working my way through with a focus on electrical emergency lights E-ballasts and regular ballasts while taking notes on other issues I find along the way. I am ordering E-ballasts since they have a shelf life on the batteries. One thing I've noticed is that due to vendor updates, companies buying one another, and similar, is that I have to do homework to find the correct parts. As with many things in the campus, the original item might not be made anymore and we have to adapt to a newer version. Sometimes that's an easy cross reference, sometimes it isn't.

We are in the process of filling our Maintenance Mechanic position now. Interviews and reference checks are happening this week. An actual start date would be 'yet to be determined'. Our strong candidate has indicated patience and a willingness to be flexible. It will be nice to bring a solid hand on board as I have been flying solo since early November.

We are also in the process of drafting a new janitorial contract. The goal is to have it out to bid and ready to roll by July 1. Last year's budget issues deferred our ability to make a new one and we have been on a month to month basis since the expiration of the previous contract last summer. Sitka utilizes contract Janitorial services twice a week with supplemental work performed in-house by the Facilities crew (me).

I can't help but watch the grass start to grow and get a little bit excited to spend some time outside. I know the Indian celery and salmon berries will sneak up on me when I'm not looking and I need to keep my guard up. We have a small amount of actual lawn and a larger amount of somewhat wild edge. Our push mower and string trimmers have their work cut out for them if we wait too long. An outside job that encourages social distancing involves the power washer. The walkways and building itself are due for their spring cleaning. I find it somewhat therapeutic to suit up, cover the ears, and pull the cord. Once you are in the rain gear cocoon and spraying away, time is irrelevant.



Taking care of things is what we do and we try to do it the best we can, all the time. If the campus is busy, we try to stay out of the way. If we are the only ones there, we just hope nobody hears how bad we sing out loud.

Greg George
 Operations Supervisor
 UAS Sitka Campus



UAS Custodial Crew

While our campus is less occupied than normal, our Facilities Services crews are still working their regular day and evening shifts. Our Custodial Crew continues to take care of the day to day cleaning around the buildings, and has been able to take advantage of the lower occupancy levels to do more “deep cleaning”.



Rudy Renegado, our Custodial Lead, has been busy tasking his crew with carpet shampooing, stripping and waxing, classroom chair and table scrubbing, window cleaning, and dusting in hard-to-reach areas.

Along with their regular and deep cleaning duties, the Custodial Crew has also been receiving COVID-19 related cleaning training from our Health and Safety Manager, Dan Garcia.

Adam Zenger
 Facilities Services - M&O Manager

Egan Air Handler Motors

A well-maintained heating and ventilation system is necessary in our buildings to ensure the temperature, humidity, and air quality meet accepted standards. To achieve this, fresh air is brought in by the air handlers, where it is filtered and mixed with some return air from within the building. Other air is expelled from the building through exhaust ducting. In some cases, we have humidity control equipment that maintains a set level of humidity in the building air. Egan Library is one of the spaces we maintain humidity at a specific level. The purpose, in this case, is to preserve the books.



A large part of this process requires electric motors to power the intake and exhaust fans.

Levie and Bernie recently took the opportunity to go beyond the regular scheduled preventive maintenance they perform on the air handlers, and began some more in-depth motor maintenance. The fan motors we use run nearly constantly, and need to be taken down periodically for cleaning, inspection, and bearing replacement. Taking the time to do this bit of TLC costs far less than purchasing new motors, and helps keep our air handling systems running reliably.

*Adam Zenger
Facilities Services
M&O Manager*

Dust Collector Maintenance

Our Facilities Services group is responsible for maintaining many pieces of equipment in our buildings, and the dust collector that serves our TEC wood shop is one of them. The dust collector is essentially a huge vacuum cleaner that is attached to the pieces of powered woodworking equipment in the shop. Levie and Bernie recently took advantage of shop down time to empty the dust collection drums, and inspect the dust collector for anything needing repairs or replacement. This piece of equipment helps keep our students, staff, and faculty safe while working



in the shop by collecting dust as it is produced by the woodworking machines. The dust could otherwise pose a respiratory health and fire hazard. A little trivia fact: The OSHA Permissible Exposure Limit (PEL) for wood dust is a time weighted average of 15 mg/cubic meter of air over an 8 hour work day, or a 40 hour work week.

*Adam Zenger
Facilities Services
M&O Manager*



Anderson Seawater System Maintenance

The seawater pumping system at the Anderson Building is an integral part of the labs that support the Fisheries and Ocean Sciences programs at UAS. Keeping the system running smoothly is a responsibility of the Facilities Services crew. Much of the regular scheduled maintenance work involves the seawater intake lines and pumps. While this is very important, having a place to drain all of that water is of equal importance. Recently, Levie and Bernie inspected the lab trench drain and associated drain lines and found a buildup of gravel and a colony of urchins. They removed the rocks and urchins, and provided us with these nice pictures of the process. If allowed to go unchecked, the



gravel and urchins could begin to block the outflow of water, which would require a shutdown of the system to remedy the problem. This is a good example of how our preventive maintenance program helps keep things running. Like the old saying goes “an ounce of prevention is worth a pound of cure”. I’m still trying to figure out how the urchins began to establish a colony outside of the tanks. I would love to learn how that happens, if someone from the Fisheries and Ocean Sciences group has the time to explain it to me.



Also, during our recent low tides, Levie and Bernie ventured out to check the seawater intake lines, and inspected the concrete ballasts that keep the lines from floating, or shifting around on the beach. This was done at a -3.9 foot tide, one of the lowest of the year.

*Adam Zenger
Facilities Services
M&O Manager*



Strange Noise:

Facilities Services received a work order to investigate a strange noise coming from the Heating and Ventilation system. Levie and Bernie climbed up into the mechanical room which is only 4 foot tall room located above the IT Network & Desktop Support room. They checked all the fans, motors, louvers and switch gear and could not find anything. They



then decided to cut one of the air ducts and you will never guess what they found inside. *(see next page)*





Adopt a Planting Pot

We have three big vegetable pots that are looking for some adopted caregivers. They want to stay on campus so other UAS people can enjoy looking at them too. They need bright locations, regular watering, occasional fertilizing, and picking. If you, your organization, or your roommates want to adopt one of these three beautiful pots respond to this offer by e-mailing myself or notifying the UAS Facilities office and we will enter your names in a lottery. The first three will get the big combination pots, the next 10 will get smaller pots. We have some plants that you can use in these pots, or you can plant your own seeds. Last year we grew some nice bunches of Celery, Swiss Chard, and spicy French Sorrel, and Pea plants.



The lucky three can pick up their gardens to go and enjoy them for the rest of the summer and fall. When winter arrives, we will come pick the pots up and store them for the winter.

David Lendrum

UAS Landscape Superintendent

Email: dwlendrum@alaska.edu

Ph: 907-796-6513

Wayne Price - Rasmuson Foundation Distinguished Artist Award Recipient

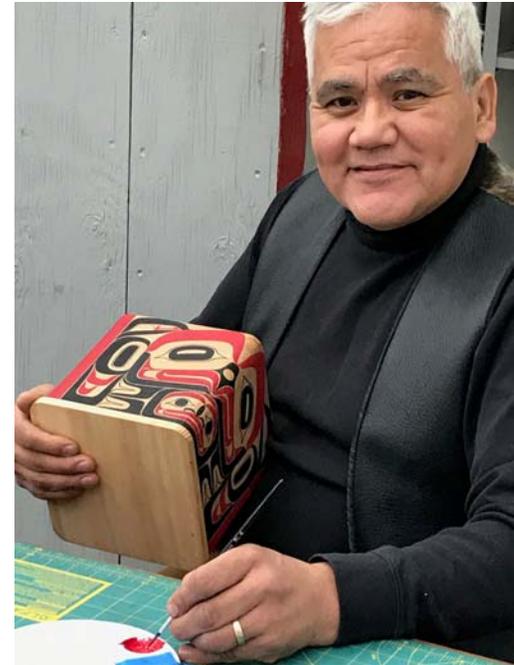
As I was working on a building maintenance problem yesterday, I received some great news from our Associate Professor of Northwest Coast Arts, Wayne Price. The Rasmuson Foundation has announced that he has won their Distinguished Artist Award for 2020. This award recognizes lifetime achievement in the arts over multiple decades, and individual contribution to the state’s cultural richness.

Carving since he was 12, Wayne has refined his skills over the past 50 years and become a master carver and instructor during that time. Over the past two school years, our Facilities Services group has had the pleasure of working directly with Wayne, and watching him pass on his skills to his students. We are proud to see another member of our UAS community recognized for a lifetime of hard work and dedication, and would like to congratulate Wayne on this award.

Please read the following article about the Distinguished Artist Award recipients <https://www.rasmuson.org/arts/individual-artist-awards/distinguished-artists/#2020>

Adam Zenger

Facilities Services - M&O Manager.



How to Negotiate a Raise

This year I am going to take a different approach in negotiating for a raise. While watching all the news on COVID-19 I was intrigued by a scientist trying to explain how disease can spread exponentially if left unchecked. He then said that the human brain has not developed to understand exponential growth. This is when the light bulb went off in my head on how I will negotiate my next salary with my Boss.

Here is how I think my Negotiation will play out:

“Boss you are a great guy and I love working for you. This university is a great place and I love working with everyone here. I understand that the University has been under difficult economic times the past several years. I would love to help the University solve this dilemma by accepting a 99% pay cut starting on July 1, 2020. My family has lived frugally and can live off our savings account for some time. However, my savings will not last forever so every day thereafter I would work for twice as much. For example: on July 1 I will work for 1 penny, on July 3 I will work for 2 pennies, on July 4 I will work for 4 pennies, and so on and so on.

In just two weeks (July 20) the University would have saved 5% of my normal FY21 salary. If the whole university could save 5% every two weeks, we could balance our budget in less than a month.

This will be a sacrifice for my family and I, but we are willing to step up and do our share to help our UAS community make it through this financial challenge..... What do you say Boss, we have a deal? ”

I hope to have a new contract signed before my Boss figures out:

1. What day will I have realized a raise over last year’s salary _____
2. What day will I have one Million in my savings account: _____
3. What day will I be working for a Million dollars each day: _____
4. What day will I have one Trillion in my savings account: _____
5. What day will I be working for a Trillion dollars each day: _____
6. What would my Salary be for FY21: _____

I’m going to go wash my hands one more time and go to talk to my Boss. Wish me luck.

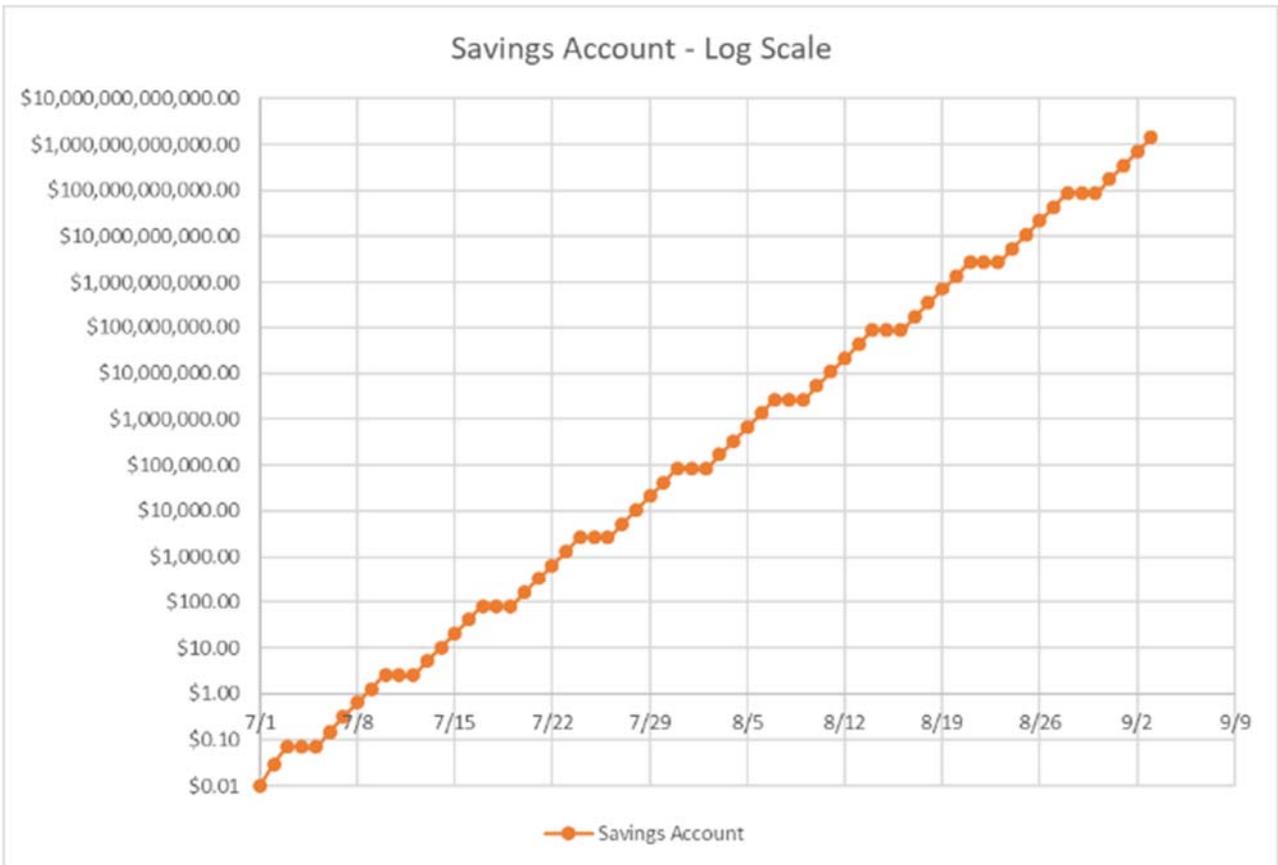
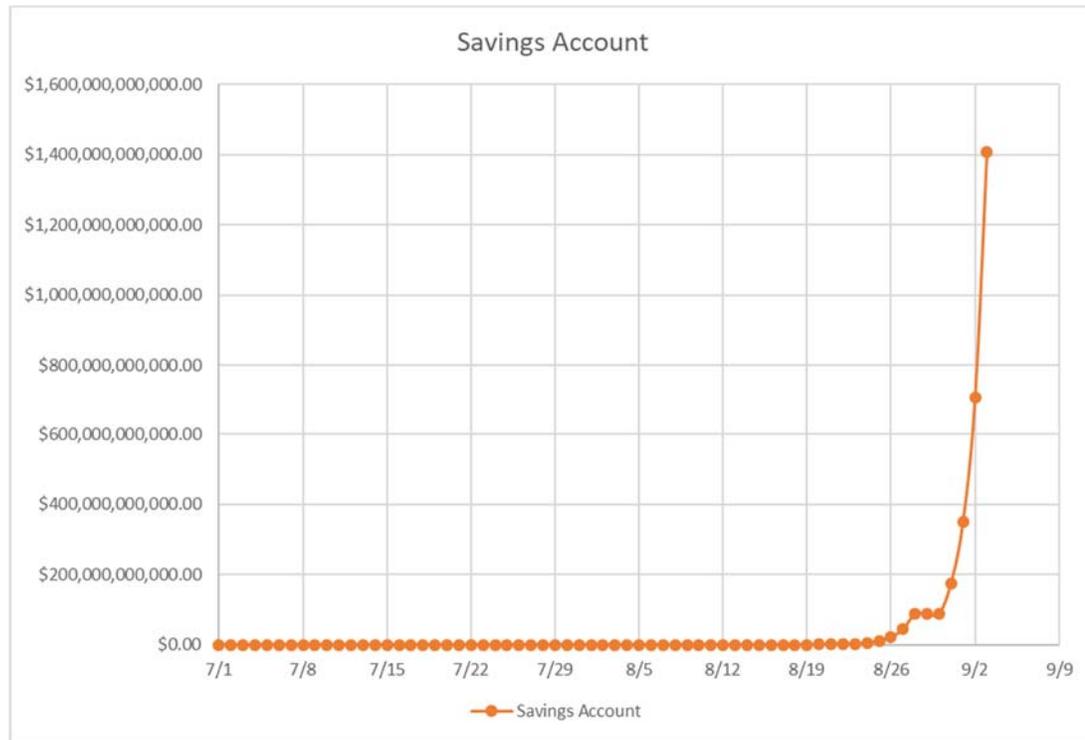
Nathan Leigh

Always an Engineer

(Answers can be found on Page?)

Answers to Negotiating a Raise:

- 1- August 03, 2020
- 2- August 06, 2020
- 3- August 07, 2020
- 4- August 20, 2020
- 5- August 21, 2020
- 6- Excel don't go that high.



Note: The flat spots in the graphs are weekends when I would not get paid.

FP&C Project Updates



**Auke Bay Integrated Science Building
(Formerly Auke Bay Station)**

We received three competitive bids on March 5, 2020.

However, due to caution on the part of senior administration amid the considerable and prolonged uncertainties resulting from Covid19, UAS did not award the contract.

We look forward to doing so in the future. – *Ke Mell*



TEC Stairway Lighting Replacement

The contractor was unable to install the replacement light fixture over spring break; installation is now scheduled for May, when the correct custom fixture arrives. – *Ke Mell*

Housing Concrete Sidewalk Repair

This is project to replace some of the most deteriorated sidewalks around housing. Construction expected spring 2020. – *Sam Kito*

Opening Views to Auke Lake

This project is one of 12 projects included in our UAS 2016 Auke Lake Shoreline Master Plan. http://www.uas.alaska.edu/facilities_services/docs/fpc/Auke_Lake_Shoreline_Master_Plan_R-2017-03-30.pdf -- *Nathan Leigh*

Auke Lake Guardrails

The last edition of the Level mentioned that the summer of 2020 would see the second phase of guardrail replacement. Phase 2 has been deferred until funding allows. – *Ke Mell*



Sitka Exterior Door Replacement

This project replaces four of the main exterior doors on our Sitka Campus. The project is ready for construction, however, the work has been further delayed because of COVID-19 travel restrictions. We are hopeful the doors will be completed before the end of June. – *Sam Kito III*

Soboleff Ceramics Room Garage Door Replacement

This project replaces the existing garage door with an enlarged person door that will accommodate loading of pallets of art supplies, and will also include an electronic locking mechanism, which will increase the security of the building. The replacement wall will also include several windows, allowing more light into the room. The reconstructed wall and replacement of the existing window will also improve energy efficiency. A contractor has been selected, and the doors and windows are on order. We anticipate construction to be complete before the end of summer. – *Sam Kito II*



Mourant Building Kitchen Exhaust Fan Replacement

Mourant building Kitchen exhaust fan and Heat Recovery Unit (HRU) has become a significant maintenance concern with regular failures of the HRU that results in frequent maintenance calls required to keep the unit functioning. A condition assessment and options analysis completed on the system found the fry grill exhaust fan HRU is not working properly, does not meet required code, and needs to be replaced. The current project will provide for the replacement of the vent hoods and exhaust fan. –*Sam Kito III*



Figure 3: HRU washdown section showing clean coil.

Student Government supported automatic door openers

UAS student government proposed the project and provided funding for installation of two automatic door openers for two of the doors entering into the Whitehead Building from the corridor between Whitehead and Novatney. The door openers have been installed, and UAS Facilities Electrician, Shawn Eggers has connected the openers to electricity. This project will make it easier for mobility challenged students, faculty, staff and the general public to access the lakeside campus buildings from the Mourant Building and the Egan Library. – *Sam Kito III*



Lighting Replacement Projects

UAS has hired Electrical Engineer Barry Begenyi to provide designs for replacing the lighting in the Mourant Student Resource Center (SRC), Novatney lobby area and the Egan Library Writing Center. All three projects will upgrade existing halogen and fluorescent fixtures with more efficient LED fixtures that will also significantly improve the lighting in all three areas. The Mourant SRC lighting will be installed by UAS Facilities Electrician, Shawn Eggers. – *Sam Kito III*

Additional Campus Bike Racks

Additional 4-place bike racks have been purchased, and will be installed near the upstairs entrance to the Egan Library (the entrance near Spike’s), and in the covered area between the Mourant and Novatney Buildings. – *Sam Kito III*

Housing Concrete Sidewalk Repair

Several of the sidewalks in the housing area are experiencing active surface spalling. UAS Facilities is looking into some methods of resurfacing the sidewalks that will allow the sidewalks to be resurfaced inexpensively and efficiently. This project is anticipated to occur either late summer or early fall. – *Sam Kito III*

Fitzgerald House

For those of you who have been around the Juneau Campus recently, you may have noticed that the iconic, green Fitzgerald House on Glacier Highway by the roundabout has been demolished. This was a project that was started by retired UAS project manager Pua Maunu a few years ago, but funding was not identified to complete the demolition until recently.

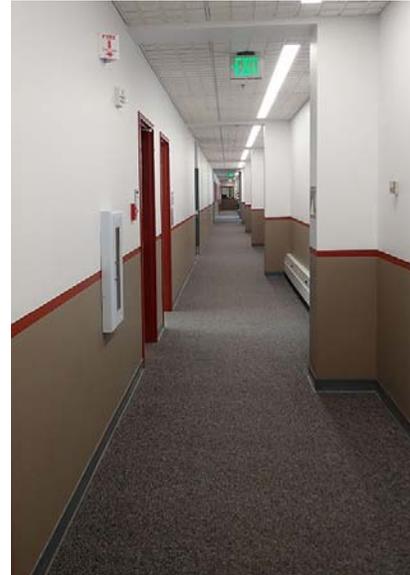


Demolishing the house accomplishes several things for UAS. First it reduces safety and security concerns about the abandoned house being an attractive nuisance; second, it saves on electricity costs, and yes, we have been paying to keep the electricity on so that we could use the house for overflow storage; and third, it will reduce the amount of time our grounds crew spends clearing snow and monitoring the property.



The house was built in 1940, and was the home of Pat and Susan Fitzgerald and was gifted by them to UAS. Pat was a long-time UAJ and UAS faculty member. UAS does not currently have plans for the property, nor are any plans identified in the current UAS masterplan, however, UAS is very grateful for the gift, and look forward to the property being used for the benefit of the university in the future.

Campus is so Lonely without our Students, Staff & Faculty.



Be Safe

Come Back Soon

