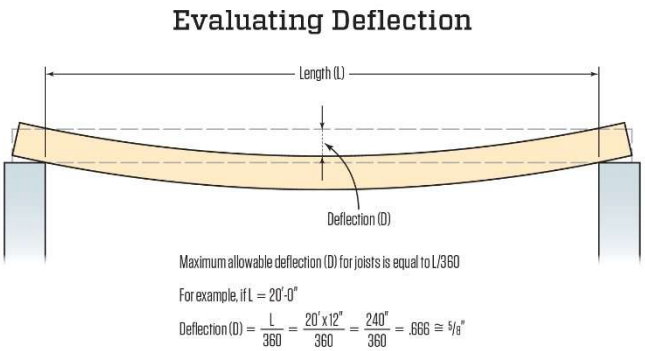
THE LEVEL

Bend – Not Break

Juneau had record breaking snowfall this winter placing our community under a heavy load, including our buildings. The heavy snow load caused our buildings to bend. Many of you may have noticed signs of our buildings bending, such as displaced ceiling tiles, cracks in paint rock or being asked to move out of your office.

Engineers that design our building, roads and bridges recognize bending is a feature not a failure. Designing a building that bends makes it more resilient to the forces of wind, earthquakes and heavy snow loads. Most of the time we do not see any evidence of the building bending because the bendy building parts are hidden behind ceiling tiles, carpets and painted sheet rock walls. Good example is the movable joints between the three structures that make up our John R. Pugh Residence Hall. https://online.uas.alaska.edu/online/portfolio/FACILITIES_SERVICES/Updates

One design criterion a structural engineer considers for a building roof is the allowable bending (deflection). This allowable bending calculated as factor in the length of the roof, typically L/240 to L/360. This means that our lakeside buildings' roofs can expect to bend several inches in under a heavy load. Engineers limit the amount of bending in a building not because of structural strength, but because architectural elements and us humans are not good at coping with building movements. If your office was on the top floor of the One World Trade Center, it would sway back and forth up to three feet in a heavy wind. https://theskydeck.com/do-skyscrapers-sway/ https://science.howstuffworks.com/engineering



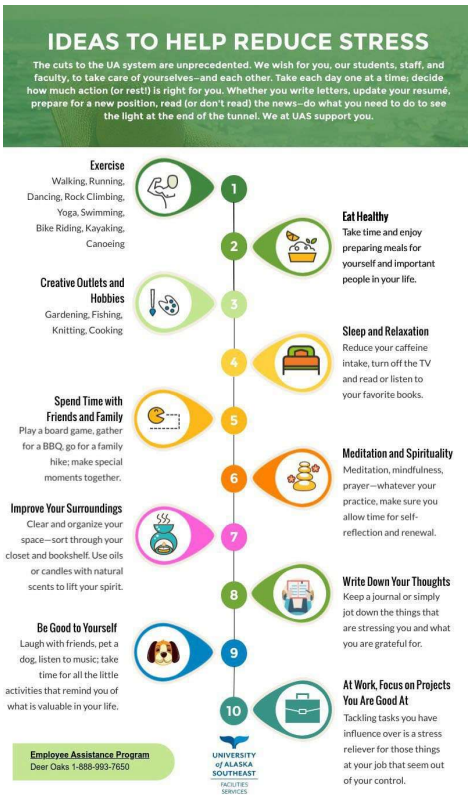
Engineers in the ancient Greek and Roman civilizations realized that buildings that could bend were more resilient to wind and earthquakes than ridged structures. How they accomplished bending buildings more than 2,000 years ago without modern materials is simply amazing. https://link.springer.com/article/10.1007/s10950-019-09902-6

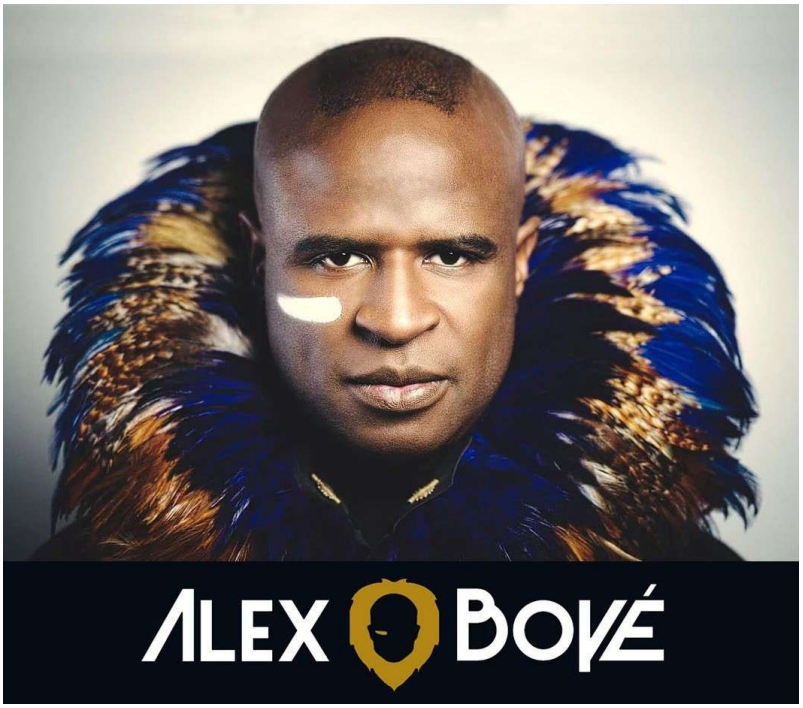
Engineers today continue to discover ways for buildings and building foundations to bend more so they break less. Check out any of the earthquake building design competitions and it is simply amazing how much a modern building can bend without breaking. https://youtu.be/c5urEaUjruo?si=lSs9lE8YsFD4DoIL

Our buildings were not the only ones under a heavy load with this winter's record-breaking snow fall. Each of us felt the load getting heavier each time we had to shovel the driveway, drive on icy roads, wait to see if school was canceled and worrying about making up missed days of school. This heavy snow load was piled on top of an already heavy load of school, work, social media, family, AI, debt, inflation and unsettling events all around us.

Just like our buildings showing signs of a heavy load, there are signs in yourself and our friends straining under the heavy load. Raised heart rates, poor sleeping patterns, headaches, backaches, irritability, anxiety and depression are just a few signs we are carrying a heavy load. Our body provides these signs as a feature not a failure. We need to pay attention to these signs and then take actions too bend and not break.

Facilities Services provided good Stewardship to our campus when we saw the superficial signs of a heavy snow load and acted by looking for structural signs, gathering more information, removing snow off roofs and asking structural engineers how concerning are these signs and our buildings safe. When you see signs of a heavy load in your life you need to take similar actions. These can include recognizing signs of stress, reducing the load by eliminating non-essential activities, shoring up yourself with healthy food, good friends and supporting pets. Asking an expert for help is just as essential to you and your friends as it is for UAS to ask a structural engineer about the safety of our buildings. The University has many options for each of us to reach out and ask for expert advice. Good place to start for Students https://uas.alaska.edu/juneau/counseling/self-help%20and%20resources.html and for Staff https://www.alaska.edu/hr/benefits/support/employee-assistance.php#collapse4d13e351



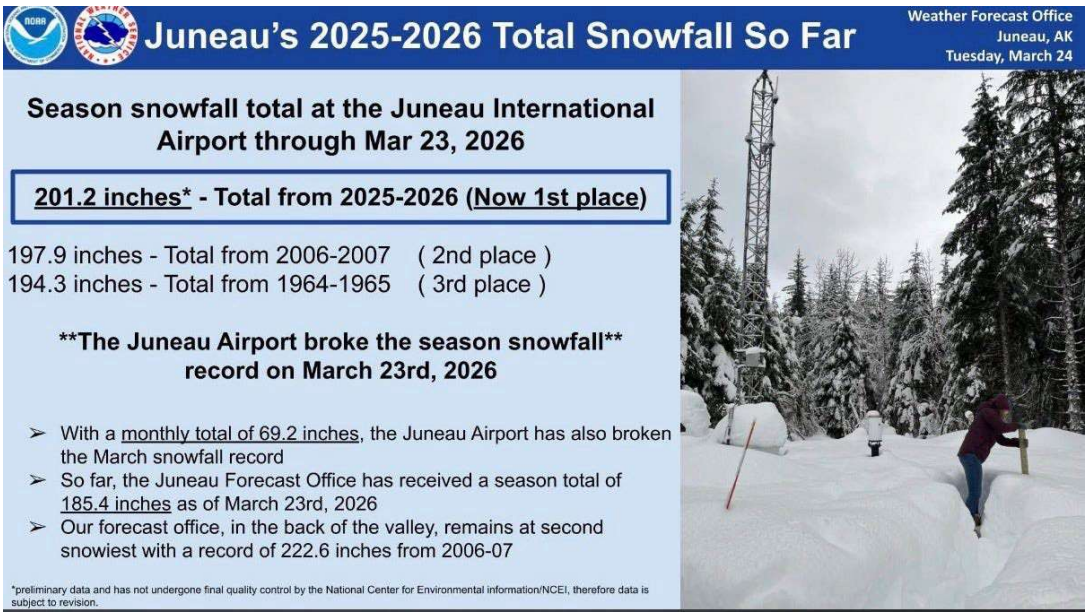


Alex Boye's song Bend Not Break is a powerful and timely reminder that there will be many winters in our life that we will be required to carry a heavy load and we need to just Bend and Not break.
https://youtu.be/0o1T_y81_DU?si=X6J61hyxbAStRdXp

Good luck to you during finals next week. I hope that you all pass with flying colors. But if not, bend not break.
I myself had to do some bending by taking an extra semester of classes before graduating.

Nathan Leigh
UAS Facilities Services Director

SNOWMAGEDDON OR SNOWPOCALYPSE?



No matter what you called it, I'm sure we are all "SNOW-VERIT". If we were to get anything out of this unprecedented event, I guess we can say officially that we broke all-time records. I could have done without that win.

If anyone is "snow-verit" it is our crew. Let us all take a minute and think about how we spent a whole day at our desks and dreading the day to end, as we knew what
awaited us when we got home...hours of shoveling the driveway and removing snow from our roofs and carports. NOW, let's think about the UAS Facilities Services Snow Crew. These guys would start at 4am, if not earlier and end a 12-hour day and then go home and remove snow at their residence, take a nap for 3 or 4 hours and then back to campus to remove snow. They are the true superheroes of our campus. I think we had the most maintained lots in Juneau, the envy of other businesses.
The truth we are putting out into the universe is that spring is here dang it! It must be. Taking my dog for a walk in the morning on April 13 and opening my front door to snow falling was not OK! Everyone send good vibes, or counseling to Mother Nature. Have a great end to the semester and best of luck with final exams. ***~Christena Leamer/Admin Specialist/Facilities Services***

UAF SNOW Warriors

Here are some rough—but very close—numbers to help put into perspective just how much snow was moved.

Anderson Building
4,928 square feet
At 55 pounds per square foot = **271,040 lbs.**
of snow. That equals **135.5 tons** on the roof.

Egan Library
31,471 square feet
At 55 pounds per square foot = **1,730,905 lbs.**
of snow. That equals **865.5 tons.**

The Rec Center
39,784 square feet
At 55 pounds per square foot = **2,188,120 lbs.**
of snow. That equals **1,094.1 tons.**

Total roof area: 76,175 square feet
Snow height varied across the buildings, but I believe a **24-inch average** is justified. That equals approximately **52,350 cubic feet** of snow on the roofs.
At 55 pounds per square foot, a total of **4,190,110 pounds** of snow was cleared from the roofs— or **2,095 tons**, or approximately **5,642 cubic yards** of snow.
That's the equivalent of about **564 dump trucks full of snow**.

The reality, however, is that once snow is moved, its structure breaks down, condenses, and often partially turns to water. That's why the piles beside the buildings didn't appear as large as the snow on the roofs. This is something we see all the time when moving snow with equipment. But based on the measurements taken before removal, this is the amount that was moved.

It is truly an **epic amount of snow**, and something this team should be extremely proud of**.**

On average, each person logged **18,000 steps per day**, from 8:00 a.m. to 4:30 p.m.—all while pushing snow or carrying it by shovel.
That equals, for the team:
Per day: 198,000 steps
For the week: 1,188,000 steps, that's roughly **594 miles walked**.

I am very proud to have been part of this project with such an outstanding team of individuals and to have worked alongside the team at UAS. Great work, everyone.

Darrin Bear Edson
Superintendent of Operations
UAF Facilities Services

UAS is very grateful for all those at UAF who made it possible to send their Snow Warriers to come to our aid during Snowmageddon 2026

Trades Crew

Here at UAS, we have some of the most talented crew at Facilities Services. Each has their own specialty, but they all work together and cross-train in many aspects of the job. They are a force to be reckoned with as far as maintenance knowledge of campus buildings, vehicles and facilities.
You have undoubtedly seen them around campus doing what they do best.

Eric Boone- HVAC
Mardis Buness- Electrician
Andrew Lawson- Access &Property
Dusty Rautiainen- Carpenter
Donny Sims- Mechanic
Dana Wade- Plumber

Anderson Reverse Osmosis Filter

(Below: Bernie Yadao with RO Filter)

Sometimes, despite the best efforts of the Facilities crew, equipment reaches the end of its useful life and needs to be replaced and upgraded.

Such was the case with the Reverse Osmosis Water Purifier that served the Anderson Science Building.

An RO machine uses pressure to force water through successively finer filters to remove contaminants and even some chemicals that might influence the outcome of some experiments. This "pure" water is available to the laboratory classrooms via dedicated piping and basins in each lab class.

The original RO machine at the Anderson had been in place during the remodel in 2007 and even eBay did not have parts for it anymore.

Facilities spec'd out and ordered a new EVOQUA RO Machine and installed it along with a variable speed pressure assist pump. (The assist pump was necessary because the RO Machine is in the Anderson roof penthouse and city water pressure was insufficient.) The new RO uses the same filters and other consumables as the RO unit in the ABISBI building, streamlining maintenance for both buildings... **~Mardis Buness/Electrician**

Hidden Above: Protecting the Anderson Building from the Top Down

How many people know that the Anderson Building has a penthouse? While it's not a space most ever see, it plays host to critical infrastructure including a reverse osmosis (RO) water system.

Over the years, this area has experienced water leaks that posed a serious risk to sensitive and costly scientific equipment below.

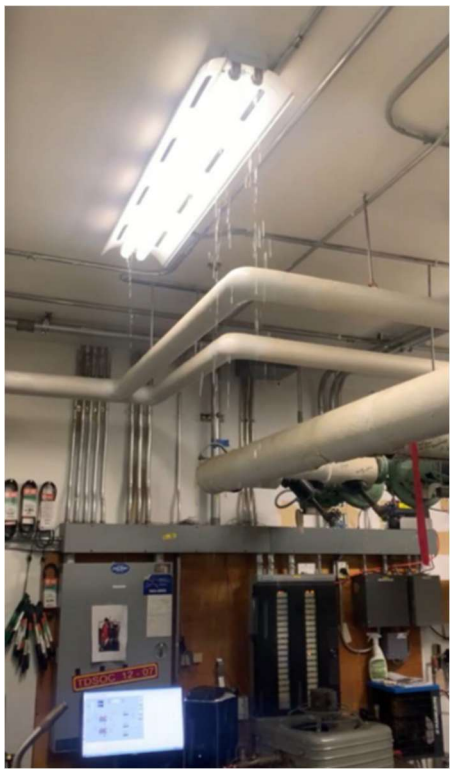
To address this ongoing concern, Facilities Services implemented a proactive solution. A containment "dam" was constructed to isolate water within the portion of the penthouse that includes an existing floor drain. Following this, a durable waterproof coating was applied to further protect the area.

These improvements ensure that any future water intrusion will be effectively contained and directed to the drain, preventing damage to equipment and spaces below. It's a behind the scenes upgrade that delivers lasting protection where it matters most. ~**Mardis Buness/Electrician**

Above: Dusty Rautiainen making it happen

Below: The finished project

NSRL Frozen Pipes



Everyone who has spent the last few months in Juneau knows what a particularly harsh and trying winter we all experienced. The weather was predictably hard on UAS' buildings and other infrastructure but the facility that took the hardest hit was undoubtedly the Natural Science Research Laboratory located at 10107 Bentwood Place.
During the extreme cold snap in mid-December when the mercury dropped to the negative double digits at night the NSRL boilers ran out of fuel. Chaos quickly ensued! The extreme cold coupled with the strong wind rapidly and literally froze the building. As the temperature dropped, the water in all the heating, domestic, and sprinkler pipes froze, causing even the 4" cast iron sprinkler main pipes to burst.

When the Fisheries employees came in to work the next day they were not greeted warmly; when facilities personnel showed up they found every thermometer stuck at 32 degrees because they didn't show temperatures lower than that.

(above: burst pipes)

(above: water pouring through the light fixture at NSRL)

After fuel was delivered, the boilers were started and things rapidly became as ugly as boiled hamburger... As the temperature rose in the building, water started leaking through all the broken pipes, ruining sheetrock and ceiling tiles, and soaking carpets on the floor and paperwork on desks. leaks were fixed or isolated as the day went by; one wall with piping in the boiler room had eight split pipes in a six-foot square section of the wall. As a leak was identified the water would need to be shut off and that pipe repaired then the water turned back on and the next leak identified. The grounds crew was on hand to remove the wet sheetrock and tiles and deal with the standing water as best they could...
By end of day heat had been restored to most of the building and the pipes either isolated or repaired. The next day, Saturday, repairs and cleanup continued and progress was made.
Working off and on during the next week, Facilities along with the sprinkler company were able to make the NSRL habitable by its tenants once again...

And there was much rejoicing.
~Mardis Buness/Electrician

Kitten Rescue & Adoption

Our Facilities Crew gets called upon for a wide variety of tasks, some are more adventurous and rewarding than others. In addition to taking care of the classrooms, admin spaces, and grounds, Facilities is also tasked with care and upkeep of the various residences owned by the University.

In early October last year Facilities Dispatch got a call from Sydney Valero saying she had heard feline distress sounds coming from the crawlspace under her home. She said she herself had investigated the noises the previous night and found no joy (and no cat for that matter).

Two heroes were sent forth to her house to investigate; one of these heroes was indeed "hero sized" and was of little use inside the small space. Sadly, the distress sounds were becoming intermittent at best and growing weaker even as the search progressed. Time was truly running short, so a call went out for the beautiful and talented Bernard Yadao! In "short" order Bernie was in the crawlspace searching for the kitten like it owed him money...

None too soon Bernie found the kitten between several layers of the vapor barrier plastic that covered the crawl space floor. Whether it crawled there for warmth or was put there by his mom it was pretty happy to be found.

That little kitten must have had some mojo going for it because when the discussion was had about what to do with it, Bernie immediately stepped forward and home it went with him that evening! Chalsey is living h best life with his buddy Bernie. **~Mardis Buness/Electrician**

"We have the most wonderful and caring people in Facilities Services! They take pride in what they do and are compassionate!
I am so happy they were able to rescue tiny Chalsey and just as importantly Bernie and his family welcoming her into their family. A big hooray for Facilities Services!"
~Syd Valero

Left: Chalsay today living the good life

UAS Shuttle Operations

UAS contracts with First Student Inc. to run the UAS shuttle service. They are commonly known for providing school bus services throughout the Juneau K-12 School District. First Student, Inc. is responsible for providing the UAS shuttle service and keeping UAS Facilities Services informed when they are not in service so that we can pass that information on to our students.

First Student, Inc. has been experiencing driver shortages, consequently, the UAS shuttle service has often not been available to meet their agreed upon schedule for the UAS shuttle service.

For those students that utilize and rely on the shuttle, this ultimately results having to walk or to classes, arriving late or just missing them all together.

We at Facilities Services understand the frustration that this causes and will assist by relaying shuttle delays as far in advance as possible. We ask for your patience and understanding in that we are not able to relay information on delays in service if we are not notified by First Student, Inc.

Here are some ways you can Collaborate with us to navigate and improve our UAS Shuttle service:

1. **Visit the "Juneau Campus Shuttle" page**. Here you can click on the SHUTTLE TRACKER button and if the shuttle is operating, you will be able to see its current location. You will also be able to see any messages related to delays on the shuttle tracker page.

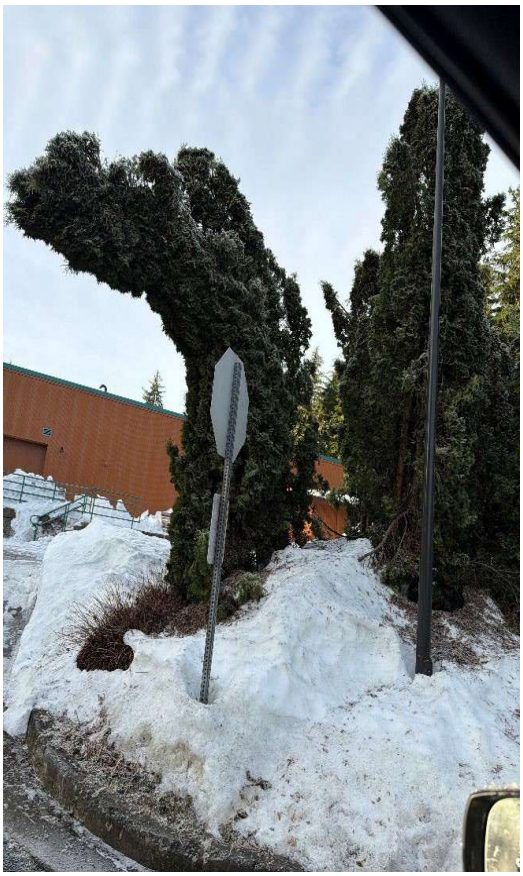
2. **Notify Facilities Services** uas.facilities@alaska.edu 907-796-6496, or First Student Cynthia.Dugger@firststudentinc.com with any questions, concerns or when the UAS Shuttle service is not meeting your needs.

3. **Let Us Know.** We would like to thank two students who let us know that the shuttle services was not covering Access from a late-night lab at Anderson. Through their request and administration support, we were able to extend shuttle service an extra hour to cover that late nigh lab.

4. **Drive the UAS Shuttle next year.** We would have much better shuttle service if the contractor had enough drivers. If you know someone looking for work, they can apply for the job on the First Student website *https://workatfirst.com* Apply for the School Bus Driver ID JR222 position and when filling out the application, mention you want to drive the UAS shuttle bus. (***UAS is not involved with this employment process)***

Grounds & Landscaping

Spring is officially here, days are longer, skies are brighter, and as soon as the ground thaws our campus landscape will be leafing out and filling in. We will have a lot of repair and replacement this season due to the heavy snows and ice bending and breaking our trees and shrubs.



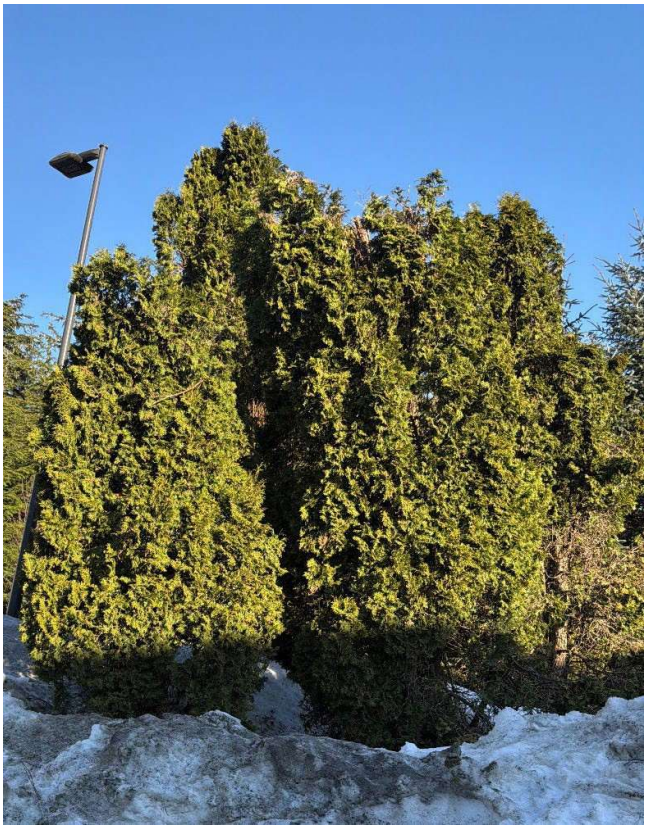
Arborvitaes (*Thuja*) The big evergreens behind the loading dock at the Egan library really suffered, so much that we had to chainsaw off the tops of the first two. These trees are named Arborvitaes, which means “Trees of Life”, due to the foliage being rich enough in vitamin C to prevent scurvy among the early European explorers.

These trees have a long history at UAS, they were growing in the central campus area until the new pedestrian plaza was being developed. We dug them up and moved them to this site, so it was with heavy hearts we saw the effect of the first “snowpocalypse” The first two (seen to right) were so disfigured.

There was no way to straighten them, so we had to face the music and cut off the tops to prevent them from interfering with access.

UAS Grounds Lead Ray Roberts(above) is seen in the big man lift cutting off the ruined portions of the trees. The picture to the right shows the Arborvitaes after pruning.

More work will have to be done on this planting after the plants thaw and warmer weather will allow more action.



Black Hawthorn (*Crataegus douglasiana)*

Another species that has been really affected is the Black or Douglas Hawthorns planted around John Pugh Hall in 2019

This is a wetland tolerant native Hawthorn, tough and resilient, extremely thorny especially in youth, this tree will grow to about 20 ft and spread about 15 ft. It blooms in the early spring with clusters of white flowers that give rise to edible black fruits, much used by native peoples throughout the Pacific Northwest. The fruit is used but the seeds contain a poison so often they are cooked and strained to avoid the effects of the seeds.

It is concentrated in the coastal areas but exists in scattered populations as far east as Wyoming and Utah, and into Marin County in California. This makes it the most widely spread Hawthorn, as well as being the only one native in Alaska.

There are significant populations in Haines and Skagway areas, where they live in seasonally flooded zones. They do not need these conditions but will tolerate them so they can succeed where other native trees cannot.

The wood of this tree is extremely hard and durable, and was used as digging sticks, weapons, and tool handles. As a medicinal use, fruits have been used to reduce inflammation, control blood pressure and to treat heart failure.

The winter snow load has bent them severely, but we expect them to recover well since they are so resilient and flexible. We will be working to straighten them this summer; it would be a shame to lose them.

Japanese “Sargent” Crabapples

Other species affected by the snow load include our treasured Japanese “Sargent” Crabapples. These are planted around the campus, at Housing, at the Rec center, along the pathway from the pumphouse to housing, and in the triangle by the back of Soboleff building. A dwarf tree or large shrub, introduced from Japan in 1882, that bursts into flower in the early spring, the dense, fragrant, pure white flowers cover the plant so thickly that nothing else can be seen. The hum of the bumblebees is noticeable, and humans usually stop for a whiff too.

The fruit is tiny and bright golden, and they persist after the leaves drop in the fall, the fruit is so high in pectin that they are used with other types of fruit to make jams and jellies thicken. The fruit stays very hard until it has been frozen a few times, when it softens the small birds come in flocks and stuff themselves with these golden drops. It grows 6-8 ft tall and much wider over the life of the tree.

They have been severely damaged with multiple broken branches and in some cases broken off at the ground. We may lose some if not all of these delightful little trees.

Landscape Projects-UAS Facilities Services Grounds Crew

1. Tree Islands

Planting recognizable landscape combinations along Glacier Highway and Back Loop Road is a way to indicate to the traveling public the extent of the campus by a non-verbal method. Our Goal is to have something outstandingly attractive for each season. Something that would draw attention even at 30 MPH.

Working with a local contractor we created beds of good soil in accessible sites from ATH to the roundabout and planted them densely so in just a couple of years the plantings would close over the weedy growth and be a series of identifiable low maintenance installations. Our landscape crew was outstanding as they prepped and planted the 4 sites and used the same palate at the ATH entry.

We chose:

- Early Spring bloomers (Accolade Cherries)
- Late Spring Bloomers (Glow Girl Spiraeas),
- Mid-Summer color (Rozanne Geraniums),
- Late summer color (Quickfire Hydrangeas)
- Fall Color (Munns Moonrise Korean Maples, Glow Girl Spiraeas, and Quickfire Hydrangeas)

2. Re-establishment of the Olsen Trail

For many years the home owned by Professors Wallace and Marie Olsen was connected to the main campus by a small trail through the woods, it had an electric line buried so the trail could be lit during the darker periods for the Olsen's to walk to campus for their work. The Olsen's passed and the house came into the possession of UAS, and the trail was widened and modernized.

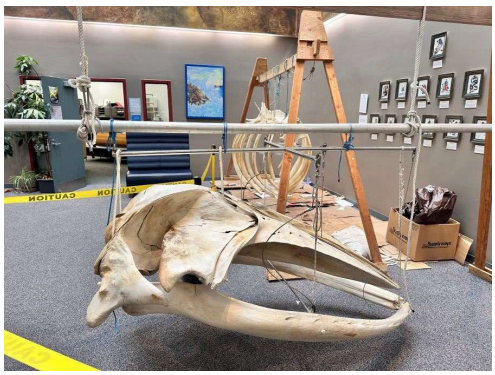
3. Tree Management at Housing

Trees Grow… No matter how cute they look as newly planted babies. Time and genetics remake them into larger presences, and their branches and foliage can interfere with buildings that they were intended to beautify. The UAS housing project was built in 1985 and landscaped at the same time. Now 40 years down the road some of the conifers have grown to the stage where they now affect the building and we put our crew to work relieving some of the pressure.

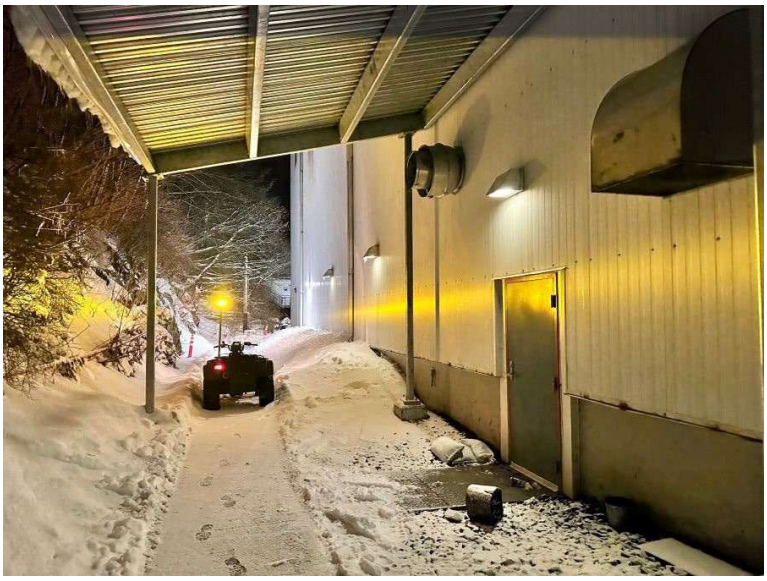
From Sitka

I'm getting back to a point where I can wake up and not think, did it snow again? However, I'm still getting up between 3 and 4am as it became habit. Sitka did not get as much snow as Juneau, but we certainly got our share this winter. On the bright side, there are some flowers starting to pop up as the snow is giving way but we're certain to have some buried parking spaces and crusty snow piles for a while.

Our campus has been involved with the *Sitka Whale Rearticulation Project* for the past three years and we are now the home of a rearticulated juvenile humpback whale skeleton and an amazing mural. Local Sitka Artist Traz Hill painted an epic undersea mural over Winter Break that has left everyone in awe.



As a culmination of the three-year long rearticulation project, the mural is now the backdrop for a partial juvenile humpback whale skeleton. The process of hanging the skeleton involved many hours by many people with a lot planning, fitting, testing, and finally a full weekend of strategic lifting, aligning, and cabling all the pieces into place.



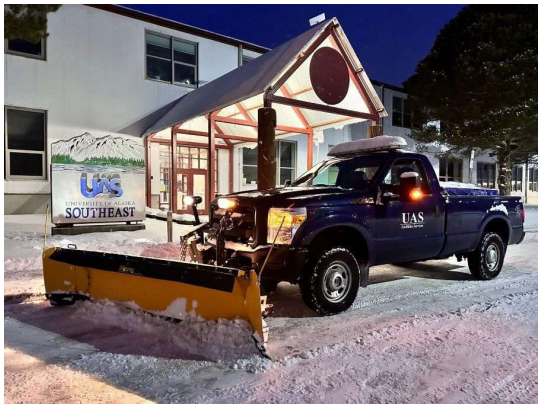
This past summer we were also able to get some canopies over three doorways that were successfully tested with this winter's snow. The new canopies now provide safe entry and exit for students, faculty, staff, visitors, and have saved thousands of dollars of maintenance funds by protecting two large vent hoods.

The campus is also undergoing upgrades to our video camera system this spring. Siemens Industries and one of our local Sitka Electrical contractors have been busy with support from our Juneau Information Systems Team. Most of our new cameras are now in place and we are in the final stages of updating our operating system, licensing, and commissioning. Once completed we'll have a better handle on site safety and out testing center will have updated technology to help in their roles of supporting our students and testing partners.

MARICULTURE

Our mariculture program is also growing in a large way with the addition of a dock and shoreside utility connections from the campus that will support a floating mariculture lab. We will have a large-scale contractor presence on and around the campus for the next few months while this work is taking place.

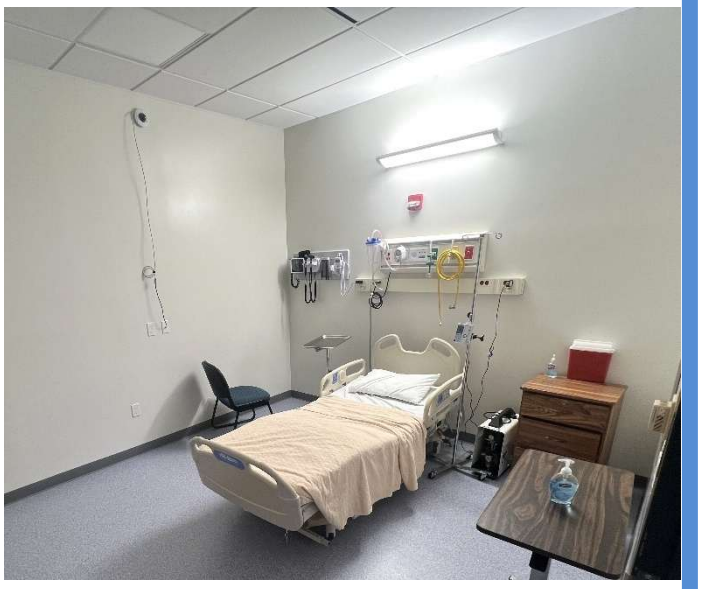
The studded tires are coming off the vehicles in the next week or so and the plows and sand spreader will get their due rest soon too. There are a few repair parts that need to be ordered for the snow removal equipment to have things ready for next season, but the lawn mower needs the new mower deck installed too. There's always something to do or something in need of attention when you have an 86-year-old building.



Happy spring to all of you from us in Sitka! We hope you have a great summer and we look forward to helping support our colleagues and students in the coming academic year. ***Greg George/Facilities Operations Supervisor/Sitka Campus***

From Ketchikan

The Nursing Program at UAS Ketchikan was housed inside the Maritime Training Center (MTC), in a small space that was insufficient and was shared with the maritime programs causing multiple overlaps and frequent resetting of classroom staging. The Nursing Program is a university Collaboration with UAA and provides multiple opportunities from Certified Nurses Aid to AAS Nursing Degree.
https://uas.alaska.edu/apply/programs/health-care.html

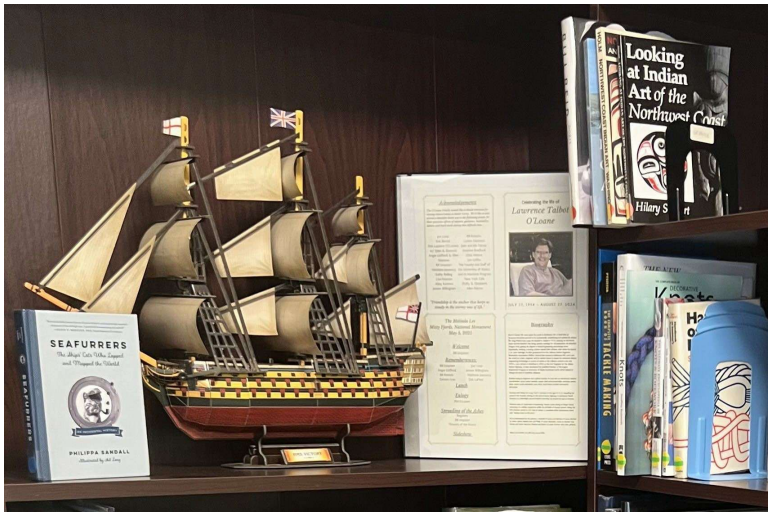


This project moved the nursing classroom from the MTC on the lower campus up to the Paul Building on the upper campus. Construction performed by a contractor included remodeling space with new walls, flooring, lighting and electrical/mechanical systems to support the medical equipment.

One of the challenges for UAS staff was moving the beds from the MTC to the Upper campus, which was quite an adventure. We had to forklift them up a steep gravel hill around the back of the building on the fifth floor and then had to put them on a dolly down a long hallway and two sets of stairs to get into the new nursing lab on the 3rd floor. With the limited manpower I have here in Ketchikan it was quite the struggle, but we managed to get it done in a safe and timely manner in time for the opening classes.

UAS Ketchikan campus also provides several maritime educational opportunities from Able Seaman to getting a 200 Ton License, all housed at the Maritime Training Center. Relocating the nursing program to the Pual building provide much needed space for the maritime programs.

In remembrance of Larry O'Loane UAS set up a reference library in part of this freed-up space in the Maritime Training Center. The library is stocked with a lot of his reference material and books about the Maritime industry, as well as other crafts and trades that Larry was fond of.
We would also like to thank UAA Facilities Planning and Construction who provided a project manager for this project when UAS FP&C were short staffed.
William Poffarl, Physical Plant Lead, Ketchikan Campus



Facilities Planning & Construction Project Updates

Security Cameras

Our security camera project has taken longer than planned but we have made significant progress since our last newsletter. The first contractor installed new video management software that has all of the latest technology offered by the security industry including being able to track a perpetrator all across campus. UA statewide is developing a new security camera policy that acknowledges the benefit to law enforcement of these advances in technology, while still protecting campus community members from inappropriate use of the security camera system. The second contractor is now installing more security cameras around campus and will be complete this summer.

Funding for this project was provided by the legislature after dedicated requests from students, staff and faculty continue to ask for more security cameras. This project will almost double the number of security cameras on the Juneau Campus.

UAS Project Manager – Jakob Kryman & Nathan Leigh

Marie Darlin Grant – Art Piece

In 2018, Marie Darlin, a decedent of the Hendrickson family, left a monetary gift to be used in conjunction with improvements to the Hendrickson Building.

Marie also was a great advocate of the Arts, and in honor of Marie Darlin, the decision was made to create an art piece at the foyer entry to Hendrickson.

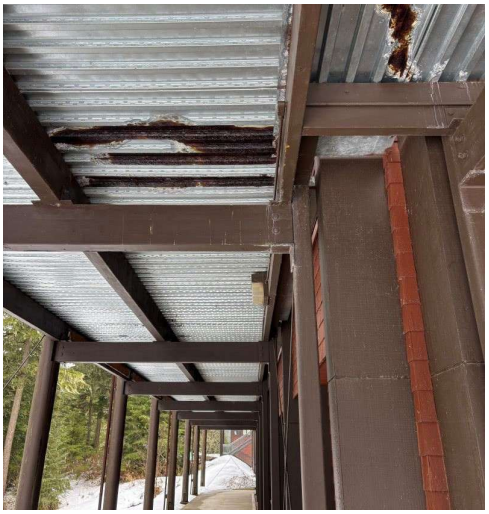
UAS Facilities contracted Robert Mills of Kake, a UAS alumnus, artist and carver to create an art piece based on the Tlingit story of the Lady of Auke Lake, as narrated by Lianna Wallace of the Aak'w Kwaan, and also a UAS alumni.

Robert has been working on the piece for nearly a year. You may be familiar with his work, a wood carving at the Alaska Seaplanes terminal at the airport, as well as the skeletal metal canoe at the boardwalk at Overstreet Park (whale sculpture). Keep tuned, Robert is working with wood and a cast epoxy to create this art piece. Facilities will be installing the piece this year.

UAS Project Manager – Pua Maunu

Sand Shed Replacement

Facilities Services has a white canvas shed that covers our parking lot sand to keep it dry. The day it stopped snowing in January and it started to melt, the sand shed collapsed. If it could have just held on for another few hours, we could have got one more season out of this shed. This shed was more than 20 years old and was not designed to carry a very heavy snow load. Our two newer sand sheds were designed to meet the snow loads here in Juneau. From the photo you can see the new sheds are full truss system and the old sand shed failed in the top corners where there was only one support. This project will replace the old sand shed with a new one that meets current design codes. (paragraph by Nathan Leigh) ***UAS Project Manager – Adam Zenger***



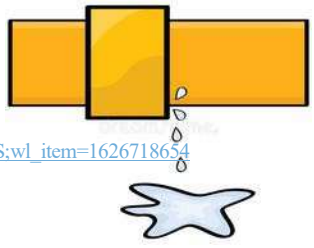
Lakeside Sidewalk Decks Repair

The second level sidewalks along our lakeside buildings were constructed using a steel pan covered in concrete. These sidewalks are held up on steel columns. There are several places on these steel pans and columns that rust and need to be repaired before it impacts the structural integrity of our sidewalk decks. We plan to bid on this project in the next few weeks and then a contractor will start work later in the summer. Pedestrian traffic along the lower sidewalk will be restricted during certain portions of this work. Alternate routes will be identified and campus notified when work starts. (paragraph by Nathan Leigh)

UAS Project Manager – Adam Zenger

Waterline Renovation

The 16-inch water main that supplies Juneau main campus is almost 49 years and has reached the end of its useful life. Many of you may remember when this waterline failed:



- 2016: https://online.uas.alaska.edu/online/portfolio/FACILITIES_SERVICES/Updates?term=Fall-2013&behavior=UAS&session=59679844&wl_item=1462566153
- 2021 : https://online.uas.alaska.edu/online/portfolio/FACILITIES_SERVICES/Updates?term=Fall-2013;behavior=UAS;wl_item=1626718654
- 2025: No web update posted for this waterline leak.

We continue to be great full for Admiralty Construction that got campus back online in just few days after each of these waterline leaks. Last year the legislature provided UAS with some funds to perform some renovations to the waterline. We hired an engineering firm, DOWL to design this project. As part of the design, they evaluated the condition of the existing ductile iron pipe using sound waves. The process called E-Pulse consists of attaching microphones to sections of the pipe and then wrapping them on the pipe with a hammer. The speed and amplitude of the sound waves tell us how much of the pipe has rusted away. The test indicates that all of our Auke Campus waterlines need to be replaced in the next 0-5 years. Echologics has some neat videos on how this process works. https://www.echologics.com/services/condition-assessment/epulse/

We had hoped to start construction this summer. However, based on the tight timeline, the potential impact to the fall semester, the city's availability to help us process the additional loan paperwork, the uncertainty surrounding whether or not there will be an available labor force to complete the work this summer, and feedback from members of the Incident Management Team, the Chancellor has directed to schedule the water main project for Summer of 2027. ***UAS Project Manager – Nathan Leigh***

Anderson Seawater Intake Lines

The Anderson seawater system withdraws water from Auke Bay through two 6" diameter high-density polyethylene (HDPE) pipes. These pipes were installed in the early 80's using concrete collar anchors set on the sea floor. Since that time the seabed elevation has risen a little more than a foot due to glacial rebound. Glacial rebound, high water flows and Auke Creek meandering, high water flows and glacial rebound have caused the erosion of the base from underneath a 100-foot section of the intake pipes. Engineers have completed the design of this project and now we are waiting for funding from the legislature or a grant or university UFB.

(paragraph by Nathan Leigh) ***UAS Project Manager – Adam Zenger***

Auke Lake Way – Tree Mitigation

When UAS constructed Auke Lake Way more than 40 years ago, we planned some Sitka spruce trees along the properties next to Caroline Court. It just so happens that these trees can grow 2-3 feet each year and now these trees are 60-100 feet tall. This summer's windstorms reminded us that tall trees in Southeast Alask have a shallow root base and are frequently blown over when not protected in a grove/forest. This row of trees is a liability risk to the University should they blow over onto the neighbors damaging their property or injuring residents. This project will remove these trees. The fence will remain to provide a partial visual and sound barrier.

UAS Project Manager – Nathan Leigh

Ketchikan Maritime Center

The roof and siding of the Maritime Center in Ketchikan have inadequate insulation, are past their expected design life and are showing their age. This project will replace the structure's envelope to keep the marine environment outside the building. Constructed in 1959 as a bowling alley, the former Robertson building was conjoined with the neighboring Hamilton building in 2017 and dubbed the Maritime Center after the rehabilitation. With more funding now available, design can now progress for further improvements. We are behind schedule and will hopefully be under design this summer.

(Paragraph updated by Nathan Leigh)

UAS Project Manager – Jakob Kryman

Lakeside Grill Refresh

The new large windows overlooking Auke Lake make this space one of the most picturesque spaces and beautiful on campus. The Lakeside Grill Refresh project will look at improvements to create a contemporary bright welcoming space for gathering and to dine. Plans may include new carpet, paint, furniture and lighting, but the main will be an acoustic refit reducing noise reverberation and making individual conversation easier when the room is full. The project also includes an upgrade to the speaker and emergency notification system to improve safety, and audio for events. The legislature provided funds for noise reduction and audio system improvements. UAS is trying to find money for the other desired improvements. We have investigated some innovative lighting systems and potential art additions to this project. We will hopefully be under design this summer. (Paragraph updated by Nathan Leigh)

UAS Project Manager – Jakob Kryman

Housing Lodge Fuel Tank Replacement

The fuel tank at the Housing Lodge is slated for replacement; with any luck, you'll never know it's been redone, apart from a patch of disturbed ground. At Facilities some of our best work is invisible! We are behind our planed schedule, but design is complete and we hope to bid and construct this summer. (Paragraph updated by Nathan Leigh). ***UAS Project Manager – Jakob Kryman***

Anderson – Hazardous Materials Storage Building

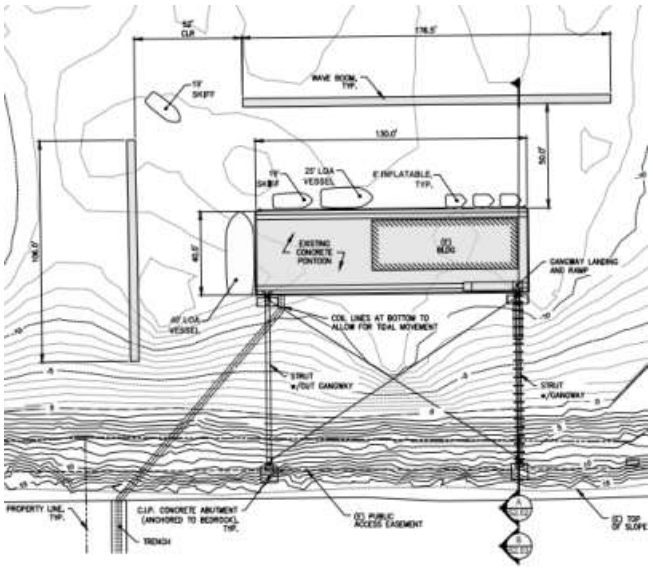
This project has replaced the old hazardous materials storage built behind the Anderson building. The old building was removed; its site expanded, concrete foundation placed and the new larger building placed. This "new" building was given to us by the Army National Guard. Last fall we found out that the fire suppression system needs to be replaced with a newer type system that meets current fire building codes. Then this spring we found out that many of the electrical components also needed to be replaced. This additional work has taken much longer than anticipated, and the contractor expects it to be completed in a couple weeks. This project is a good lesson that something that is "free" can cost a lot of time and money. A big thank you to the UAS Anderson staff who have had to work around a project that has taken excessively long.

UAS Project Manager – Nathan Leigh

Sitka Campus Anticipates Dock Construction

The Sitka Campus has been in planning and design for a new dock on the Sitka Channel. When complete the new dock will support classes that are currently offered through the Sitka Campus but are accessed or delivered off campus. These include scuba diving, small skiff operation, cold-water survival, and mariculture.

The Board of Regents is supportive of the project and approved phase 1 last year and is expected approve phase 2 next month.



Permitting was challenging for this project and took several years. The permitting process for a new building typically only needs to engage the local Borough. With the construction involving the navigable waterway of Sitka Channel and the Historic Landmark status of the upland portion of the project, the number of agencies involved in the review process increased exponentially.

Phase 1 is under construction now and will construct a floating dock and the mechanical, electrical, and plumbing infrastructure necessary to support the future floating mariculture laboratory.

Phase 2 will procure and existing floating mariculture laboratory that will be transported from its current mooring in Ketchikan to the soon to be constructed dock on the Sitka campus. Funding for the barge purchase has been secured. Another element of Phase 2 is to install of wave attenuators that offer protection by increasing stabilization of the floating mariculture laboratory. UAS is still working to obtain additional funding for this element. (Paragraph updated by Nathan Leigh) **UAS Project Manager – Kristin Reynolds**

Welding Lab – Fire Alarm Replacement

This project replaced the existing fire alarm system that had reached the end of its useful life. The contractor, Johnson Controls completed the work in the base contract this winter. UAS is Collaborating with UAF to provide us with alarm monitoring service. This change turned out to be much more complicated and time-consuming due to the technological and building code changes for fire alarm systems. These changes will eventually require upgrades to all of our fire alarm systems.

Fire alarm systems have many redundancies so our students, staff and buildings will always be protected as these changes are made.

UAS Project Manager – Nathan Leigh

Employee Spotlight

Welcome to UAS Terry Ledger

Facilities Services is pleased to introduce Terry Ledger, our new Maintenance and Operations Manager, who joined the University of Alaska Southeast, Juneau, on August 18, 2025.

Terry brings extensive experience in facilities, most recently serving as Director of Maintenance and Operations at Spokane Community College. Drawn to Juneau by its natural beauty, he was excited for the opportunity to continue his work in a setting that offers both professional challenge and an exceptional quality of life.

He describes his responsibility simply: if there is a problem with a building, it's his job to make sure it gets fixed. This straightforward mindset reflects his commitment to accountability and reliable service. Motivated by the impact his work has on the University's mission and supporting student success. A priority is providing the highest level of customer service to the campus.

Looking ahead, Terry's top priority in his first year is implementing a new Computerized Maintenance Management System (CMMS) to safeguard our Stewardship of our facilities by improving service delivery, responsiveness, and communication across campus.

Originally from San Clemente, California, Terry enjoys taking advantage of Alaska's outdoors through hiking and snow skiing. Outside of work, he stays connected to his church community in Coeur d'Alene, Idaho, attending services online.

Finally, he wanted to share a message to the campus community, he sincerely appreciates the work being done across the University and recognizes that it all contributes to making a meaningful difference.

Please join us in welcoming Terry to the University. If you have not met Terry yet, please feel free to swing by Facilities Services, or you may contact him at 907-796-6511 or tjledger@alaska.edu.

Terry and his wife Lisa

When to Call Facilities Services ??

Have you ever felt like Calvin & Hobbs, knowing that you should tell someone, but not knowing if it's important enough to make a call? Maybe this can help.

Facilities Services takes the lead in providing responsible **Stewardship** care of our campus buildings, utilities, roads, parking lots and landscaping. If it is securely attached to the building or the ground, Facilities Services takes care of it.

You have several ways to contact Facilities Services.

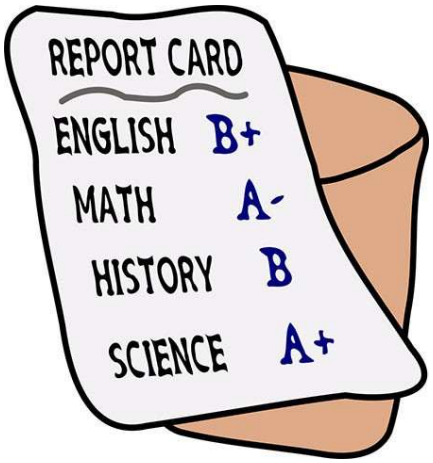
- Pick up the phone and call our office at 1-907-796-6496
- After business hours call answering service at 1-866-999-1822
- Submit a request thru our website https://uas.alaska.edu/facilities_services/index.html
- Scan any of the Quick Report QR codes around campus.

Here are 10 examples of when and how you should contact Facilities Services

Situation	Call	Website	QR Code
Icy Patch in front of your building	X		
Snow berm blocking EV charging station		X	
Bathroom run out of TP			X
Heat is out in the Winter	X		
Heat is out in the Summer		X	
Door not closing smoothly		X	
Door not locking at end of day	X		
Area needs to be cleaned			X
Water leaking from ceiling	X		
Sink blocked and water running on the floor	X		
** Emergency, Fire, Safety, Medical, Health	Call 911		

Facilities Services Survey

- ❑ **Are you tired of your professors giving you a grade?**
- ❑ **Do you want to do some grading yourself?**



If you answered YES to either of these questions, Facilities Services would like you to give us a grade. Facilities Services receives grades from a national reporting consultant, UAS / UA administration and you our clients. Please take 5 minutes to take this survey and tell us how we are doing and how we can do better.

https://sightlines.co1.qualtrics.com/jfe/form/SV_cMkaV5IFncSXyrY

UAS Facilities Services' vision is to provide the Best Customer Service here on campus. Your grade is one-step in helping us improve our service and make our campus a great place to work, learn and live.
We have posted our last report card on the UAS Facilities Services website
Thank You
Nathan Leigh
UAS Facilities Services Director

We at UAS Facilities Services wish all students the best of luck in their upcoming final exams! If you are graduating this year, congratulations and may your future hold amazing accomplishments!