

The Level



WE CAN FIX IT

Here at UAS Facilities Services it is our job to keep our buildings, grounds and utilities up and running. We keep the lights on, the rain out, the heat in and making sure everything is clean and safe. One day this summer when I was walking around campus I, notice what appeared to be some **very old water spots** on the underside of the Egan Building roof overhang. It reminded me of my son who is going to college and he was complaining to me that the door on the bathroom would not stay shut. So if you forgot to put the garbage can in front of the door it would slowly swing open and everyone going down the hallway could see in. I asked him if he asked anyone in authority to get it fixed. He said no, just the other people in the dorm.

I filled out a work order using our Facilities Services website, and shortly thereafter, a couple of our crew jumped in the man lift and fixed it. We have some very skilled folks on our Facilities Services crew that include an electrician, plumber, carpenter, HVAC technician, boiler technician, mechanic, snow plowers, grounds, and landscaping. If it is broke, we can fix it.

However, we cannot fix it if we do not know about it. Please send us a request on our website https://uas.alaska.edu/facilities_services/index.html any time you see something on campus that needs to be fixed, a broken window, leaky roof, empty paper dispenser, burned out light, or a bathroom door that will not stay shut.



It is great to have everyone back on campus and we greatly appreciate your help in keeping our campus in **excellent** working order.

*Nathan Leigh. P.E.
UAS Facilities Director*



Help us keep our campus safe and healthy!

Are you running low on your Covid-19 supplies?
Have you already run out of what you need?



Please contact Facilities Services via email uas.facilities@alaska.edu or call us at 907-796-6496. We will need to know your name, building and room number and the list of all the supplies you are requesting.



Fall Color at UAS

If you're out and about take a drive through the UAS campus, look at how the fall colors show the landscape as a unified concept. The foliage colors respond to the structure colors, and the deep purple of the Miss Kim Korean Lilacs highlight the oranges and reds of the Glow Girl Spiraeas against the orange of the siding on the Egan building.





Look also at the front of Pugh Hall, the new freshman dorm where the Quickfire

Hydrangea trees are changing color from the pale green to rich pink on their way to becoming dark red.

Our landscaping plan is a good example of how a good **diversity** of plans can still be unified in purpose.

Enjoy!

David Lendrum

UAS Landscape Superintendent

Key and Key Card Access Requests

Building access control is one of many responsibilities that Facilities Services carries. Whether it is hard keys, or key cards, we keep a running inventory of the keys and key cards that are issued to employees, students, and contractors.

Issuing keys, and adding/removing key card access all begins with a request form that is submitted to Facilities Services. We have changed the process slightly, and added an electronic Work Request Form to our Facilities Services “Keys” page. https://uas.alaska.edu/facilities_services/keys.html

Once the request is submitted, it is routed through our front desk, and handed off to our locksmith, or another qualified individual. At that point, a key is issued to the person, or key card access is increased or decreased, depending on the request.

If a key card wears out, and is no longer working, it can be replaced at the Registrar’s office. In this case, the two digit suffix will be changed on the key card, and it will need to be updated in our Millennium access control system. Until the numerical suffix is changed in Millennium, the card will not work. When you are issued a replacement card, we ask that you contact Facilities Services via phone, or e-mail a request to update the card at 907-796-6496 ,or uas.facilities@alaska.edu .

Adam Zenger
Facilities Services
M&O Manager



Sitka - Cycle

Bicycle, motorcycle, life cycle, Krebs cycle, unicycle, recycle... I'd bet many of you can identify most of these 'cycles'. However, how many of you practice with one or more of them?

Your UAS Facilities crews try to recycle as much as they can. Over the last few years Sitka had to trim back on recycling due to export restrictions of what our community could ship out. However, in addition to some plastics, metals, glass, oils, batteries, and newspaper, we still recycle corrugated cardboard. The Sitka campus has recycle bins throughout the building with larger totes and rolling tubs just inside the hangar. As the corrugated cardboard bins fill up they are consolidated and loaded onto the flatbed and hauled to the recycle center at the end of Sawmill Creek Road.



The totes get dumped by hand inside a collection building where the cardboard is compacted, baled, and loaded into container vans and barged to Seattle. Once processed and graded, the corrugated cardboard is remade into new cardboard or sometimes shipped to China.

In 2020 Sitka shipped out about 180 tons of recyclable cardboard. As of August, 2021 Sitka had already shipped over 180 tons with 4 months remaining in the year. Sitka typically handles between 550 and 600 tons of recyclables each year.

Thanks to all of you that participate and help our campus and community be more **sustainable** by recycling.

Greg George
Operations Supervisor
UAS Sitka Campus



Sitka Seaplane Ramp

Did you know that our UAS Sitka Campus has a seaplane ramp? The Sitka Campus property used to be the Sitka Naval Air Station during WWII. The seaplane ramp was used for amphibious airplanes, (seaplanes) that landed in the Sitka Channel so they could then taxi up the ramp and onto the apron or into the hanger.

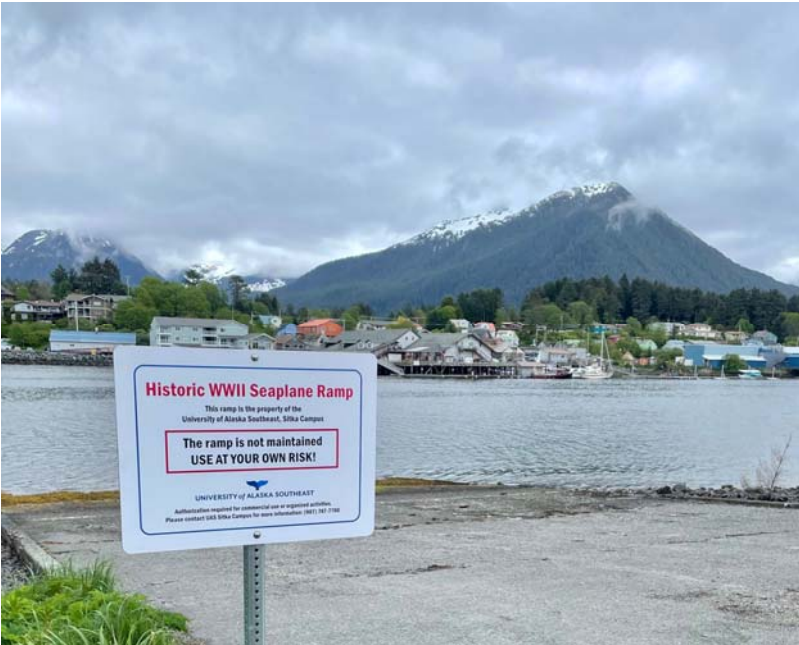
<http://www.sitkaww2.com/navy/navy.html>



UAS Sitka Campus moved to its current location on Japonski Island in 1989. UAS does not have any seaplanes. However, we use it for as a boat ramp along with other community members and sometimes by some adventurous folks in 2019 who traveled 7,200 miles to get to our ramp.

https://uas.alaska.edu/facilities_services/The%20Level%202019%20October.pdf

Thank You to Greg and Alison to help get a new sign installed at the ramp to make sure people know that UAS is not maintaining the ramp.



Weeds Weeds Everywhere

No, it is not your imagination. UAS Juneau Campus has many more weeds on campus than normal. Like many places around the country, we have not been able to fill our job openings. We typically have 4-6 folks working on our grounds all summer, mowing grass, planting flowers, trimming hedges and pulling weeds. This year we have not been able to fill any of our grounds positions. Our one full time grounds person, Ray Roberts, has been running full tilt taking care of the main tasks, but many of the other tasks will go un-done this year. If you know of someone 18 years or older, who enjoys working outdoors, please have them apply at <https://careers.alaska.edu/en-us/listing/> Or if you need some soil therapy, please contact our Landscape Manager, David Lendrum

dwlendrum@alaska.edu



GRADES ARE IN

For UAS Facilities Services, that is. When I graduated many years ago, I was ecstatic that after 16 years of schooling and pressure to get good grades, I was now entering the Adult world where there is no mean teacher giving you a grade that determines whether you can move on or have to take the class over again.

Wow, was I ever wrong. Entering the Adult world was just the beginning of my taking tests and receiving grades. They are not always in the traditional school question and answer format. Tests and grades can take the form of job interviews, sales quotas, production targets, productivity evaluations, safety inspections, license renewals and happy repeat customers.

One of the many grades UAS Facilities Services gets is from an independent contractor who reviews the operations of many facilities services at universities across the United States. Once a year, Sightlines/Gordian reviews UAS Facilities services operation and maintenance of our facilities, compares us to other similar universities and gives us a report card (report) telling us how well we are doing and where we can improve.

We have posted our report cards on the UAS Facilities Services website

https://uas.alaska.edu/facilities_services/index.html

Sightlines/Gordian gives us four report cards

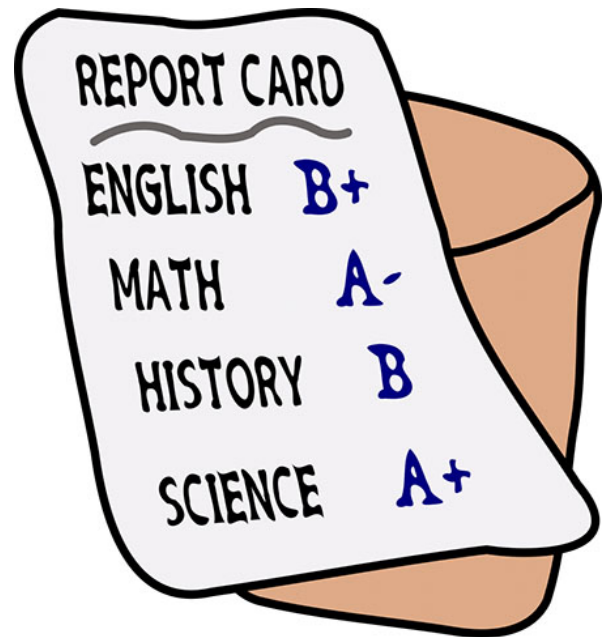
1. Facilities Benchmarking and Analysis: This report is over 50 pages long and grades us on things like building renovation age, investments in building up-keep, maintenance backlog, utility costs, energy consumption and maintenance staffing coverage.
2. Facilities Score Card: This is a one page summary of the benchmarking analysis and reports on the top five Key Performance Indicators (KPI) that receive specific review from UA administration.
3. Facilities Condition Assessment: This report identifies the maintenance and replacement needs of each of our buildings and estimates when these needs will be required.
4. Customer Satisfaction Survey.



Tests, Grades, and Report cards are just another fact of life. They do not end when you get out of school, they continue in your adult working career and my parents say even continue when you are retired. It reminds me of some advice from my high school coach “embrace the Test, it tells you how well you are doing and challenges you to do better”

Sightlines/Gordian report cards cover many areas of Facilities Services and I feel that they show that our **Stewardship** over our facilities is good compared to our peers. Please feel free to review our report cards and email me any of your questions.

*Nathan Leigh, P.E.
UAS Facilities Director*



Hazardous Waste at UAS-

Like most small businesses and households, UAS regularly generates small amounts of hazardous waste. A hazardous waste is a waste with properties that make it dangerous or capable of having a harmful effect on human health and the environment. Hazardous waste is mostly generated through maintenance activities on our campus grounds and buildings but academic programs also generate small amounts of hazardous waste.

UAS is regulated by the U. S. Environmental Protection Agency and State of Alaska Department of Environmental Conservation as a "Very Small Quantity Generator" (VSQG) of hazardous waste since we do not generate more than 100 kilograms per month. As a VSQG, the UAS Juneau campus is allowed to dispose of hazardous waste locally through the City and Borough of Juneau household hazardous waste contractor.

Typical hazardous wastes generated on campus include:

Office areas and IT: batteries, fluorescent bulbs, old computer monitors

TEC: automotive fluids, paint related materials

Anderson Building: spent chemicals, preserved critters

Facilities Services: fluorescent tubes, paint related materials, automotive fluids, batteries, biohazards.

Housing: fluorescent tubes, batteries, paint related materials



UAS strives to minimize the quantity of hazardous waste generated and disposed. Over the years, more toxic and harmful cleaning products have been switched to less hazardous products. This product substitution strategy not only eliminates those hazardous waste streams but protects our workers from potentially harmful chemical exposures. Another successful waste minimization strategy is to only purchase what is needed and if possible, to consume all the product. Reducing the amount of hazardous waste is not only good for the environment but also saves UAS a lot of disposal money!

Dan Garcia

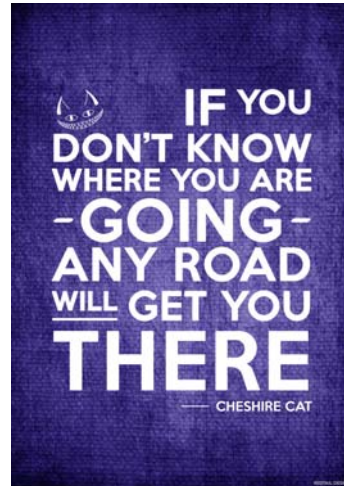
UAS Health & Safety Officer

Master Plan Update

UAS will be updating our Master Plan over the next 10 months. The current UAS Master Plan was last updated in 2012. UA Board policy P05.12.050-D.2 states that “A campus master plan will be reviewed and updated on a five to seven year cycle.” UAS requested and received approval from the UA board of regents to postpone our masterplan update due to the disruptions over the past several years caused by state funding, COVID and a transition in chancellors.

One day, someone asked me “Why are spending money on a Master Plan when budgets are so tight and Why do we even need a Master Plan?”

It reminded me of this famous quote from Alice in Wonderland.



Our world is currently experiencing many changes in technology, science, social norms, governments, finance, and education. The UAS Master Plan is one tool that helps us decide where we will be going in this new world and what roads we need to take to get there.

Please watch for future announcements that will provide more details on the master plan process, progress, and ways you can lend your support, raise your concerns and bring life to your ideas.

One way to understand the impact our Master Plan has on UAS, is to go and list all of the recommendations in our 2012 master plan, and see how many of them have actually been completed. It will surprise you, it did me. https://uas.alaska.edu/facilities_services/master-plan.html .

The master plan is the rudder that guides UAS on where we will be going the next 5-50 years. We understand there are still many unknowns in UAS’s future; however, instead of letting these unknowns guide our destiny, this is a good opportunity for our master plan to guide us into a **sustainable** future.

*Nathan Leigh, P.E.
UAS Facilities Director*

FP&C Project Updates

(Formerly Auke Bay Station)

This project has been postponed due to considerable and prolonged uncertainties. – *Ke Mell*



Stairway Down to Beach at Anderson Building

Island Contractors is building the stair, completion is anticipated by early October.

– *Ke Mell*



Auke Lake Guardrails

We awarded a contract to Island Contractors in June 2021. Fabrication of the guardrails has been subject to supply chain delays; we expect installation during the 2021-2022 academic year.– *Ke Mell*



Soboleff Ceramics Room Garage Door Replacement

Soboleff Ceramics Room Garage Door Replacement: This project replaced the overhead garage door in the Ceramics Lab with an oversized person door and added several windows. The project brings much more light into the Ceramics Lab space, and will accommodate material loading through the oversize door. – *Sam Kito II*



Mourant Building Kitchen Exhaust Fan Replacement

Mourant Building Kitchen Exhaust Fan Replacement: This project replaced the original grill vent hood exhaust fan with a new, code compliant exhaust fan. –*Sam Kito III*



Fire Alarm System Replacements

As our building systems get older, we need to review those systems to make sure they are working properly and to get recommendations on any changes or upgrades that are needed.

Our design consultant has reviewed our fire alarm systems in about half of our buildings and recommends replacing the systems in Egan Library/Classroom and Recreation Center. These two projects will move to the top of our list because they are life/safety type projects. We have funding for Egan project and hope the National Guard will obtain funding for their share of the Recreation Center project. – *Sam Kito III*

Auke Way Sidewalk Safety Improvements

This project reduced the height of a drop-off adjacent to the Auke Lake Way pedestrian path. – *Sam Kito III*



O & M Project Updates Hendrickson Annex Re-Paint

Our Facilities Services group keeps a running list of potential deferred maintenance projects, and each year we determine which ones are the highest priority. Based on providing appropriate **stewardship** and available funding, we take on the ones we can afford. This year, we decided the re-paint of the Hendrickson Annex was a project we could complete. The building had not been painted in well over a couple of decades, and the wear and tear from weather was clearly showing. With assistance from a local paint shop, we developed our bid specifications and put the job out to bid. Losing a position due to budget cuts had forced us to contract this work out.

The successful bidder began preparing the buildings for a new coat of paint around the first week of July. This involved power washing, scraping, and removing the deteriorating caulking at the



joints. Once the workers had removed the loose material, and the building had dried sufficiently, they began masking off windows, doors, and other spots we didn't want painted. They then began applying primer. The old paint had degraded to the point that the exterior walls needed to be completely primed before the final coats of paint were applied.



Once the building was masked and primed, the contractors began painting the main body of the building. This was followed by painting the trim, and the soffits. The end result of the paint job looks very nice compared to the weathered exterior we saw for the past few years. Near the end of September, we will also have a contractor install new gutters and downspouts to complete the project.



We appreciate the patience of the folks who work in the annex buildings, and are glad we could complete the painting portion of the project while the weather was suitable for the task. This paint project is just one example of how our Facilities Services group preserves our UAS assets.

*Adam Zenger
Facilities Services
M&O Manager*

Special Project Updates

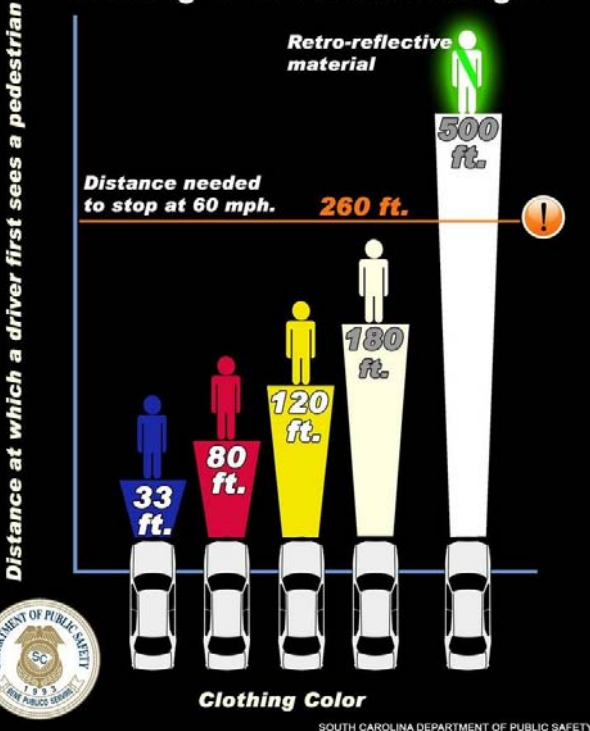
Lights on University Way Bay

Kudos goes out to the City and Borough of Juneau for replacing the old lights on University Way with new LED street and pathway lights.

The project consisted of the demolition of 27 existing concrete light pole bases, light poles and light fixtures and the installation 27 new precast concrete bases, light poles, and light fixtures. The new light poles bases were installed in their current existing locations. Additionally, the work included installation of 27 new



**Distances of Nighttime Visibility...
Wearing white is not enough!**



hand hole junction boxes and included replacing existing lighting circuits with all new conductors and installation of new 1.5 inch underground PVC conduit between the junction boxes and concrete bases.

This project improves the visibility and safety of our students and staff who walk this route up to UAS Housing. With daylight decreasing by one-half hour each week, this is a good reminder to wear something reflective when walking near traffic. You are 10X more visible to a driver when wearing something with reflective materials. Drivers are happy to give you the right-of-way when crossing the road. But, they have to see you first.

– CBJ – Project Manager Paul Beck



Tree for the Arts

A big Gunalchéesh goes out to Kaax Tséen Herb Sheakley for contacting Facilities Services to let us know that he can use any of the trees that need to be removed for art. So yesterday, Ray cut down an alder next to the Library that was encroaching onto the sidewalk and gave all the large pieces to Herb for use in our native arts carving class.



Herb Sheakley is a new adjunct that will be filling in for Wayne Price this semester as the Northwest Coast Carving professor. His students will recycle this tree and turn the branches into adze handles and the trunk made into spoons, masks, and other art pieces. In the coming weeks Mr. Sheakley will also be looking at some of the large spruce/hemlock trees that blew down last year in that big wind storm. It is great to be part of this UAS community that work together to make this such a great place to work, learn and live.

Nathan Leigh – Facilities Services Director

Water Line Break & Repair

One sunny day in July, one of our crew noticed some water coming out of an equipment box near the Mourant building. We knew it had been a wet summer, but this still seemed odd to have water suddenly show up in these conduits. One possibility is that one of the recent earthquakes could have fractured one of the conduit joints allowing water to infiltrate the conduit.

Our crew did some detective work we soon realized that we had a leak in our main water line servicing campus. The pipe was leaking 100 gallons per minute (gpm) with most of it flowing into a communications vault and then through a drain pipe and our storm drain system.



Repairing the water main required shutting down water service to all of the buildings on our Juneau central campus and sending everyone home for around one full day.

Admiralty Construction and our Facilities Services crew provided **excellent** service and really coming through for our campus, making a difficult emergency repair in just under 36 hours.

Please check out our Facilities Planning and Construction (FP&C) construction update blog where we have three great posts on the investigation, repair and cause of the water line leak.

https://uas.alaska.edu/facilities_services/fpc/const-update.html

Nathan Leigh
UAS Facilities Services Director