



The Level

Spring is on the Way.....(I hope)

Spring Break here on the Juneau campus was great. The days were filled with clear skies, sunshine and warm weather. During my daily walk around campus, I was watching our mountains of snow shrink several inches each day. The sun has risen high enough in the sky to melt the frost off Spike the Whale and you can now actually feel some warmth from its rays. Taking a close look at the wonderful landscaping around campus, I could see signs of life with green grass shoots and the changing color of branches and buds on our shrubbery.



Today's snow fall is good reminder that, even if spring is on the way, it is not here yet and we can't put away the snow plows and you cannot stop wearing you ice grippers.

It has been a fantastic winter turning campus into a campus winter wonderland and kept our Facilities Services snowplow crew logging some long hours.

We greatly appreciate all the work our snowplow crew has done this winter, and will continue to do for the next several weeks maintaining safe [Access](#) to our facilities.

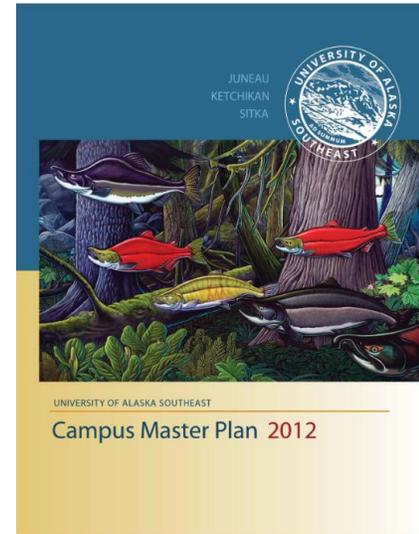
I hope that you also had a great spring break and that you are now ready to take on these last couple of weeks before graduation.

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



UAS 2022 Campus Master Plan Update

Since September 2021, UAS has been working on updating the campus Masterplan. In a nutshell, the masterplan provides the groundwork for future development of our physical campus buildings, roads and paths, parking, including disposition of buildings, and must be approved by the Board of Regents, which is planned for June 2022 BOR meeting. This in turn provides a roadmap of what and where capital funding is allocated for the physical development of our campus. For instance, our new future Natural Sciences building was a priority in the 2012 Masterplan. The Masterplan is guided by the UAS [Strategic](#) and Academic plan, trends in enrollment and plans for future growth. The Masterplan consultants receive input from the Master Plan Advisory Committee (MPAC) in an [Collaborative](#) process through a series of meetings and provides feedback to the entire campus community through the Masterplan website.



Scope and Schedule

This following is an update of activities UAS has undertaken thus far:

In September 2021, UAS contracted with a Master Planning Consultant team comprised of Jensen Yorba Wall Architects (Juneau) and DLR Group (Seattle) to work on our Campus Master Plan Update.

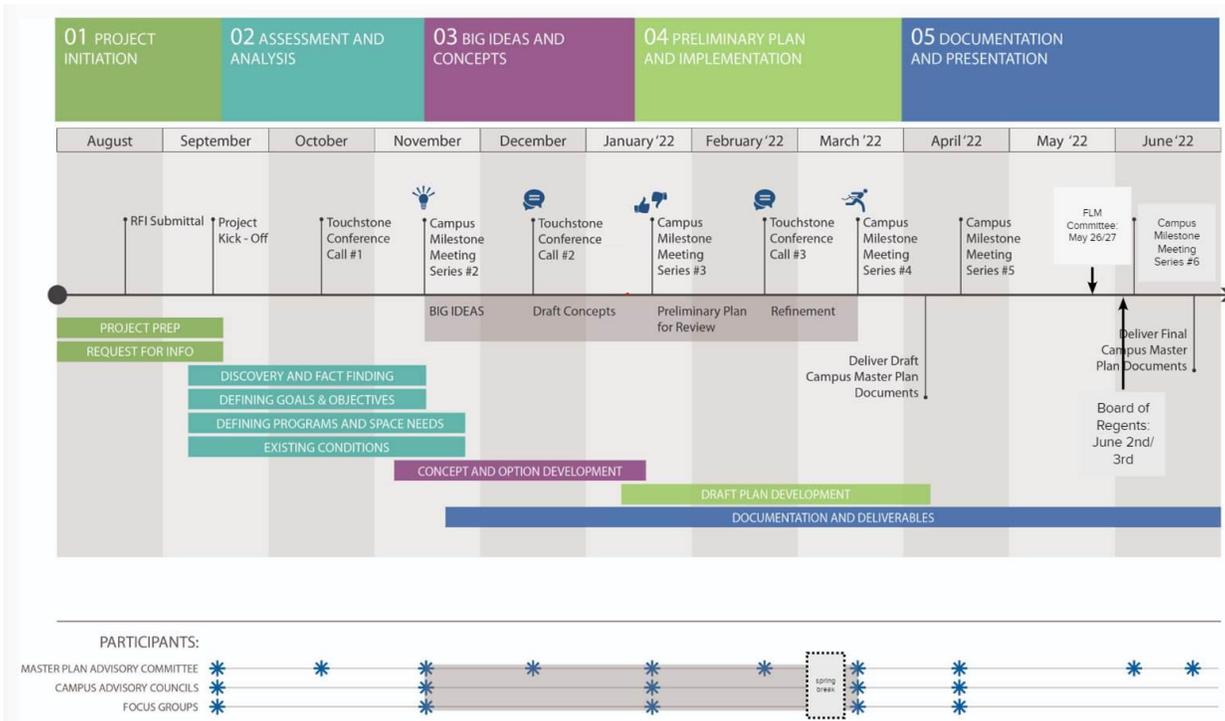
The Master Plan Advisory Committee (MPAC) reflects UAS's [Diversity](#) that includes members representing all stakeholders at UAS, including Student Government, Faculty Senate, Staff Council, directors at Ketchikan and Sitka campuses, Deans, Provost, administrative staff and community members at Juneau, Sitka and Ketchikan campuses.

The Master Plan has proceeded at a robust pace, including

- Bi-Monthly 'Milestone' meetings (starting September 2021),
- Bi-monthly 'touchstone' meetings which review progress and confirm assumptions gleaned from the Milestone meetings,
- Monthly Executive Cabinet meetings for progress reports and feedback,
- Bi-weekly meetings between a core team comprised of consultants, Facility Director and project managers,
- Individual scheduled meetings with groups representing Student Life and Student Government, Ketchikan Campus and Sitka Campus directors and staff;
- MPAC 'Homework' assignments
- And daily communication between UAS Project Manager and consultants.

All of our meetings thus far have been conducted virtually using ZOOM with the exception of the November "Big Ideas" Milestone meeting which allowed for a blended meeting where participants could come to campus to review the same materials being presented virtually. All meetings have been recorded and placed on the UAS Master Plan webpage and can be viewed by the UAS family. https://uas.alaska.edu/facilities_services/master-plan.html

The January 24, 2022 MPAC meeting reviewed preliminary plans developed by our consultants of a future campus. This meeting was recorded and you can watch it at the above Master Plan website link.



The graphic above indicates where we were in the process of updating our Master Plan. We are on track to present the 2022 UAS Campus Draft Master Plan to the UA Board at the May 2022 Meeting.

Your Participation: Our Masterplan consultants, Jensen Yorba Wall Architects and DLR Group will be conducting two Town Hall meetings at 10:00am and 3:30pm, March 28, 2022 to present the first DRAFT of the master plan and take your comments. Please look at the Masterplan website for information on how to attend by zoom. https://uas.alaska.edu/facilities_services/master-plan.html

If you have specific questions or comments please contact me.

Thank You

Puanani Maunu

UAS Project Manager

Email: spmaunu@alaska.edu.



Who Pays Your Postage?

UAS has a contract with the State of Alaska to process and meter our mail. We are billed each quarter, with the invoice broken down by “org”—that 5-digit code you write on your envelope or package before you send it. When the bill arrives, admin staff at Facilities Services match up the charges to the funding lines on the purchase order, and send the invoice to the UAS Accounts Payable office to process payment.

You can help us by:

- Letting your departmental employees know what org(s) to use when sending mail
- Encumbering funds on the postage PO for the orgs your department uses
- Checking stationery/envelopes for outdated orgs, and recycling those no longer in use

Auke Lake Way Rock Fall



The following morning, another rock, weighing an estimated 2,000-2,500 pounds slipped, and landed in roughly the same place as the first rock. We were able to remove the rock from the sidewalk with our own equipment, and set up traffic cones to divert foot traffic around that portion of the sidewalk.



A small excavator with a rock breaker attachment was then rented, and Ray Roberts used it to break the slabs of rock into small enough pieces to haul away. He and the Grounds crew will be able to recycle some of the pieces for landscaping projects that we would otherwise have to purchase rock to complete.



Since we do not have any geotechnical engineers on our crew, we reached out to Alaska DOT and a local consultant for recommendations. Following the consultants short-term recommendations, we have requested a price proposal for scaling the slope of unstable rocks and have placed concrete barriers to close the sidewalk and prevent falling rocks from reaching the roadway.

Our next edition of The Level should have a continuation of this article, and will explain the more permanent mitigation measures the Geotechnical Engineer recommends to for safe [Access](#) for our students, staff & faculty walking to the Rec Center.

Adam Zenger
Facilities Services
M&O Manager



New Staff at Facilities Services

We are very pleased that **Sarah Dutton** joined our Facilities Services team a few months ago. Sarah has brought a no-nonsense stability to our administrative team and is helping us achieve our goal of providing the best customer service on campus. Sara declined the photo op – but did provide us with a nice bio. (*Nathan*)

I fell in love with Alaska when my dad was stationed at Fort Greely. After graduating high school in New York, I headed back to attend UAF. I was a student worker at Rasmussen Library while I earned my B.S. in Anthropology. I returned to UAF library as staff until life necessitated a move to Eagle River where I focused on raising my two daughters. Eventually I began staff work at the UAA/APU Consortium Library. Life again necessitated a move and that is how I have found myself in Juneau and at UAS Facilities.

I am grateful for all the amazing people and places our great state has shown me. Alaska is special in many ways. I look forward to exploring the Southeast.

Sarah



Please welcome **Kristin Reynolds** as our new Project Manager who joined the Facilities Planning and Construction team in January 2022. Kristin has a degree in Interior Design from Florida State University, a degree in Anthropology and minor in Photography from UAA, and a Master of Science in Project Management from UAA. Kristin joined the UA team through working for UAA as a Project Manager in 2007 where she learned the ropes of handling project approval process for the campus level as well as for the Board of Regents. While she is a proud Seawolf, she has even more pride in becoming part of our UAS community and getting some of that cool spike the whale attire.



In her free time, Kristin enjoys international travel, cooking, foraging, gardening, music, photography, hiking, stand up paddle boarding, biking, and having her breath taken away by the beauty and diversity of the Alaska landscape.



Riverbend Students

One of the things I love about Juneau is how our community comes together to help one another in time of need. The flood at River Bend Elementary got our community jumping to find a place to teach our kids, place for them to have recess, transportation to a new location and all the construction work to repair the flood damage. Our UAS community pitched in hand helped investigating available classrooms, open gym times and new bus routes. It was great to see Juneau Elementary Students on campus for a short time and how our community **Collaborated** so quickly to find a solution. I hope that these students come back in 6-8 years to enroll here at UAS.

Landscape Plants on Campus, Native Trees as part of a [Sustainable](#) Landscape

Our campus has a lot of trees, so many that we consider it a “Campus in the Forest” when we describe it to our visitors. We have the giant surrounding forest of Sitka Spruce, Western Hemlocks, Mountain Hemlocks, Red and Black Alders and the huge Black Cottonwoods. These are the overwhelming majority of our trees, and we have a nice selection of ornamental trees from other parts of the planet. Maples, Oaks, Crabapples, Lilacs, Mountain Ashes, and Katsuras.

However, when we speak of the power of a place, we turn to the native trees that take center stage at various times of the year. We have been collecting native trees for a few years and here is a short tour focusing on lesser-known native trees that can be found on the grounds of UAS. We will visit the Pacific Crabapple, Douglas Hawthorn, Douglas Maple, and Subalpine Fir.

Western Crabapple

Western Crabapple, (Malus fusca)

This Crabapple is one of our favorite trees; it is almost invisible until it bursts into flower in June, when suddenly there are white flowered trees all over the campus. They are a wetland tolerant species so they can thrive where many other species struggle, and one of the places is at the edges of wet zones.

Woodland edges are another preferred location, and at our campus entry on the back loop is a group of them forming a flowering screen along the forest behind the bus stop.

One of the nicest on our site is in the forested island by the Pavilion, this old specimen is a relative giant, most of these found around here are a lot smaller. This one shows the typical multi-trunked form, and is growing with its usual companions. Western Hemlocks and Alders.

The white flowers are only the beginning; each blossom becomes a tiny apple, tiny, about ¼ inch, and tart. The level of pectin is so high that the fruit is added to many other fruits to make them jell or stiffen to make a spreadable preserve.



The fruits start green and ripen through creamy pink to bright red, and they persist on the branches after the leaves fall, and after a couple of frosts soften them up the birds enjoy them tremendously.

Orchard farmers refer to apple leaves, as “Deer Candy” and the crabapple is no exception, seeing their graceful necks extended as the sharp-toothed nibblers are plucking the foliage is a common sight.

Western Crabapple Fruit

Douglas Hawthorn

I was working in Haines a couple of years ago, and saw this lovely small tree growing in a standing water wetlands situation. It was in full bloom, and had incredible thorns. The thorns were a hint and once I figured out it was a native Hawthorn it then was a lot easier to find and grow them for use on the UAS campus. Look around the John Pugh Hall, there are about 10 planted there. It has deeply furrowed bark, shiny bright leaves, 2-inch thorns, and in season is covered with clusters of clear white flowers. The flowers are followed by bright shiny fruits, (which are known as Haws), and when autumn comes around again its fiery red leaves always draw attention



This tough shrubby tree will make a great landscape tree, and will outlive all of us. The wood is really hard and dense, it's a wood carver's favorite.

We also have a group planted along the big cement wall across the highway from Fritz Cove Road, along with a couple other types of native flowering trees.



Douglas Hawthorn (Crataegus douglasii)

We have great Diversity of plants on our campus and these are just a few of the treasures you will see while walking around campus. We have made a conscious decision to include as many native trees and shrubs as part of a [Sustainable](#) UAS landscape. If you are interested in some more native plantings go look at the front of the Anderson Building, there is even more there.

David Lendrum

UAS Landscape Superintendent

Email: dwlendrum@alaska.edu

Back Flow Preventer

Our Facilities Crew replaced the Back Flow Preventer in the Mourant Building over the Christmas Break on Tuesday December 21, 2021.

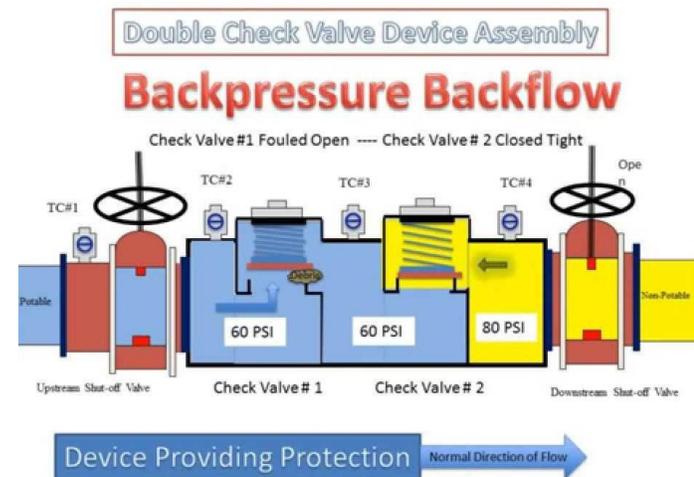


A backflow preventer is a device that is installed in a building’s domestic water pipes that allows water to flow in one direction but never in the opposite direction. **Its sole job is to prevent drinking water from being contaminated due to backflow.**

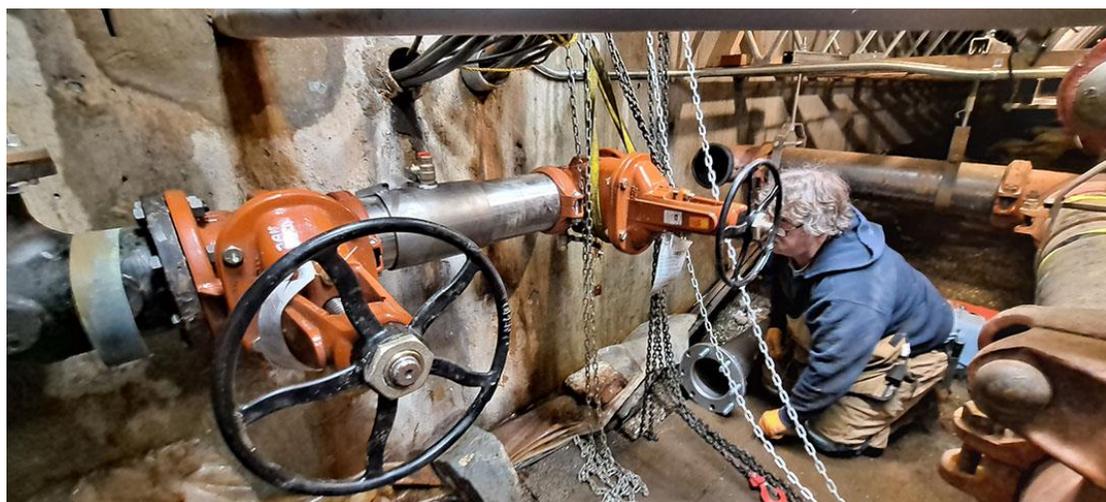
When water enters into our buildings and your home from the main water supply line, it should only ever flow in one direction: *into* your home. However, sometimes, due to pressure changes in the pipes, that water can actually flow backwards and seep back into the main water supply line.

For example, backflow can happen when a fire hydrant is opened for use or when there is a break in the water main line like we had this summer. [July 17 Construction Update](#) Because pressure is lost during these events, water is no longer being pushed forward into the building and will flow backwards into the city water lines.

When this happens, backflow can contaminate the public drinking supply with: Fertilizers/pesticides, Human waste, Chlorine from spas, Soap from sinks/dishwashers/showers. And that’s where a backflow prevention system does its job. When water tried to flow in the wrong direction, the higher pressure in the building pushes a valve closed and prevents any water from flowing from our building back into the community water system.



The backflow preventer for the Mourant building is several hundred pounds. Our crew had their work cut out for them to remove the old one and install the new one in the cramped crawlspace. With lots of preparation and some artisan ingenuity by our plumber Dana Wade, water service was only turned off for 2/3 of the office work day.



Excellent Work Guys

FP&C Project Updates

(call the Project Manager with any questions)

Egan Exterior Painting

This project will clean and paint the exterior of the Egan Library and Classroom Wing. It has been more than a decade since the building was painted. Finally the project has raised to the top of the needs list and will be completed this summer. The contractor will start power washing the building in April and then start painting in May. This work will require some nice dry days so the wood will soak up the paint and the paint can cure. There are several places the Contractor can work under the eaves of the building on rainy days. However, they need many good dry days to complete this project.



We expect that the disruption to campus activities will be minimal. Access to the building will not be disrupted and they will try to avoid classrooms window trim when there is a class being held. Pray for good weather so they can be complete by July.

– *Nathan Leigh*

Auke Lake Guardrails

We are glad to report that the manufacturer of the stainless steel handrails has been able to get the necessary materials and is more than half way thru fabricating the new handrails. They will be shipped

up here to Juneau this spring where the contractor will then remove the old woodend ones and install the new stainless steel guardrails.



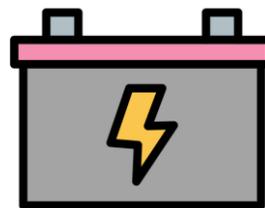
As soon as we have some exact installation dates, we will post some signs and send out another notice – *Nathan Leigh*

Novatney Roof Replacement

Bids for this project were double the engineer's estimate. Therefore, this project is on hold until we can find additional funding and hire a project manager. – *Project Manager Pending*

Mourant Window Replacement Phase 3

This project is on hold until we can confirm funding and hire a project manager. – *PM Pending*



IT - UPS Replacement

This project will replace the Uninterruptable Power Service (UPS) for the UAS server. We have ordered a few parts that will allow the server to work for several more months. This will give us some more time to design and construct a new UPS that will last for many years. This project will not disrupt our campus community, if everything goes as planned – *Nathan Leigh*

Egan Fire Alarm Replacement

This project will replace the fire alarm panel and all of the smoke detectors and alarms in the Egan Library and Classroom Wing. We are waiting on a delivery schedule from the alarm panel manufacturer. However, we anticipate this work to go on this summer.



Minor impacts to students, staff, and faculty working in this building. Specific areas will be roped off for several hours while the contractor replaces smoke alarms and beacons. A couple of places require new conduit and wiring which will

take a couple days to install per location. No classes will be disrupted and we are coordinating with employees in the building to minimize disruptions. ... – *Nathan Leigh*

Native and Rural Student Center - Lights & Flooring

This project will replace the Lights, Flooring and paint in the Native and Rural Student Center [NRSC](#). The LED lighting design was completed this winter and we have been trying to order the light fixtures. (supply chain issues) We are working with a local contractor to complete the painting of the space, and to replace the flooring with a lighter-toned laminate flooring. Facilities Services will do the removal of old flooring to prep for the project. We will also be using an electrical contractor to remove and replace the existing lighting. One of our goals is to brighten up the NRSC with the new paint, flooring, and lights. We plan on having this work completed soon after graduation. – *Adam Zenger*

Auke Bay Integrated Science Building

Please watch for our April special addition of our newsletter, [The Level](#) for an update to this project... – *Kristin Reynolds*

Time for Grades

- 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.

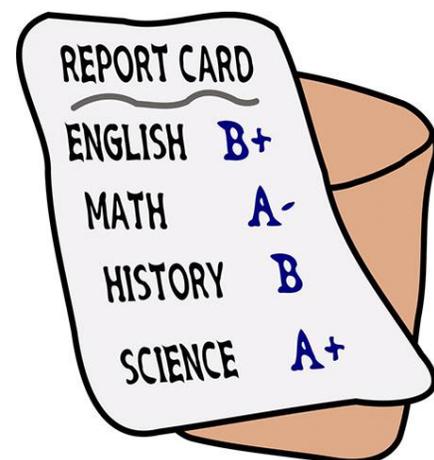
https://sightlines.co1.qualtrics.com/jfe/form/SV_3eHAborNUJn6jMa

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



Wonderful Winter



One of the benefits of snow plowing at 4 AM