



Facilities Building Liaison Town Hall Meeting Tempe Campus

July 26, 2023

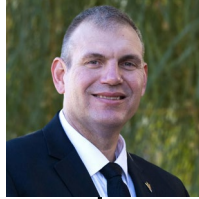
Agenda



- **Welcome**
- **Meet the Team**
- **General Updates**
- **Tempe Access Management Plan**
- **Zero Waste Building Alignment**
- **Environmental Health and Safety**
- **CPMG - High Vis Projects**
- **Q&A**

Facilities Development and Management

Alex Kohnen
Vice President



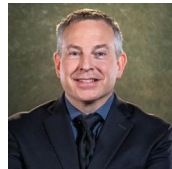
Brian Kerkman
Director
Asset Management



Gerald DaRosa
Director
Energy Innovations



Chris Neitzel
Executive Director
Business Services



Clint Lord
Executive Director
Facilities Services



Tim Smith
Executive Director
Sites



Tom Lyons
Executive Director
Capital Programs
Management Group



Joe Lisiewski
Interim Asst. VP & University
Architect
Office of University Architect



Facilities Management Leadership



Clint Lord
Executive Director
Services



Kathleen Easter
Program Coordinator Sr
Facilities Management



Tim Smith
Executive Director
Sites



Mike Gaskin
Sr Director
Knowledge Enterprise



EL Cortez
Director
Residential Services



Eric Blood
Director
Construction & Contracts



Billy Jackson
Director
Downtown Phoenix Campus



John Herrera
Director
West Campus



Alana Levine
Director
Grounds & Zero Waste



Jennifer Gorney
Assistant Director
Operations



Ivan Lybarger
Director
Polytechnic Campus



Erik Houston
Assistant Director
Grounds



Rick Pretzman
Director
Utilities



TBD
Director
Los Angeles, CA



Crystal Shanahan
Director
Contracted Sites

sites



Downtown Phoenix Campus

Urban environment with programs focused on public and private integration (Law, Health, Public Service, Broadcast Journalism, and Arts).

- 41 facilities
- 3,374,658 campus GSF
- 21.3 acres



Polytechnic Campus

Suburban environment in Mesa with technical program focus (Sciences, Aviation, & Engineering) and industry partnerships.

- 660 facilities
- 2,376,457 campus GSF
- 576.14 acres



West Campus

Suburban environment in Northwest Phoenix with liberal arts academic focus.

- 34 facilities
- 1,135,063 campus GSF
- 277.97 acres



Tempe Campus

Historic campus with programs focused on multidisciplinary research and exploration.

- 291 facilities
- 20,222,844 campus GSF
- 665.68 acres



Lake Havasu

Small campus with a student centered hands-on approach to learning.

- 17 facilities
- 82,081 campus GSF
- 1.4 acres



Washington, DC

Located less than a mile from the White House, providing students with access to a broad range of entities based in DC.

- 31,992 campus GSF

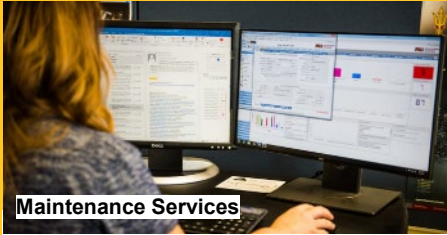


Los Angeles

Historic Herald Examiner building consists of open and multifunctional space, video and audio recording space.

- 99,762 campus GSF

services



Maintenance Services

- 400+ professional managers and skilled trades workers throughout 6 campuses.
- Annually complete around 220,000 service requests for grounds, infrastructure & building components; such as, plumbing, carpentry, electrical, painting, HVAC, sign and lock services.



Utilities & Operations

- Responsible for power, chilled water, and steam production and distribution.
- Five miles of underground utility tunnels.
- First responders for temperature or comfort issues in buildings.



Residential Services

- Maintain 10 Tempe campus residence halls in excess of 1 million sq. ft. with 15,000 student residents.
- Maintain and operate the Memorial Union and Student Pavilion building facilities.
- Manage minor capital improvement projects for the EOSS/University Housing building facilities.



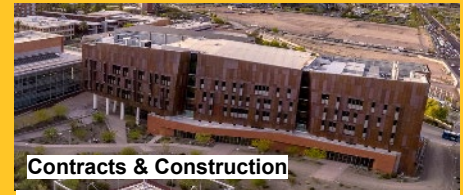
Knowledge Enterprise

- 34-person team responsible for supporting Operations & Maintenance and coordination of construction projects at research facilities.
- Buildings & Spaces supported: Knowledge Enterprise Core Facilities, Department of Animal Care Technologies, ISTB 1, 2, 3, 4 5, 7, & 8, UofA Arizona Biomedical Collaborative Building 1.



Grounds and Zero Waste

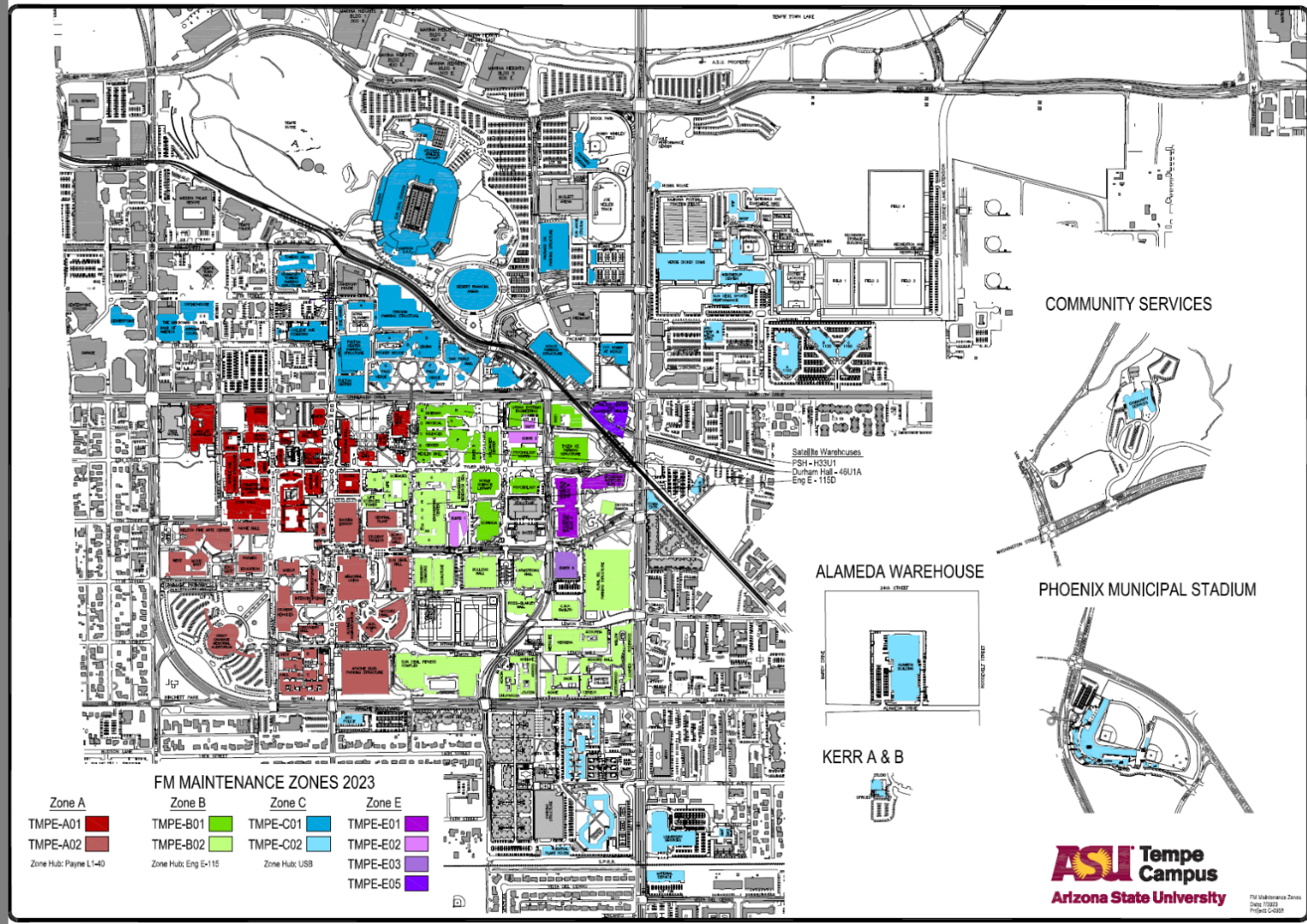
- Trained groundskeepers and certified arborists maintain 1,900+ acres.
- Sustainable practices in landscaping and integrated pest management.
- Tempe campus dedicated as an Arboretum in 1990.



Contracts & Construction

- Over 250 insurance claims processed each year for property loss incidents.
- Approximately 250 Small Construction Projects completed each year.
- Olympus (Custodial Service Provider) completes about 15,000 customer requests per year.

Facility Management Maintenance Zones



Zone A

(West of Palm Walk)




Travis Nicholson, Manager


Vacant, Supervisor

Vacant, Supervisor

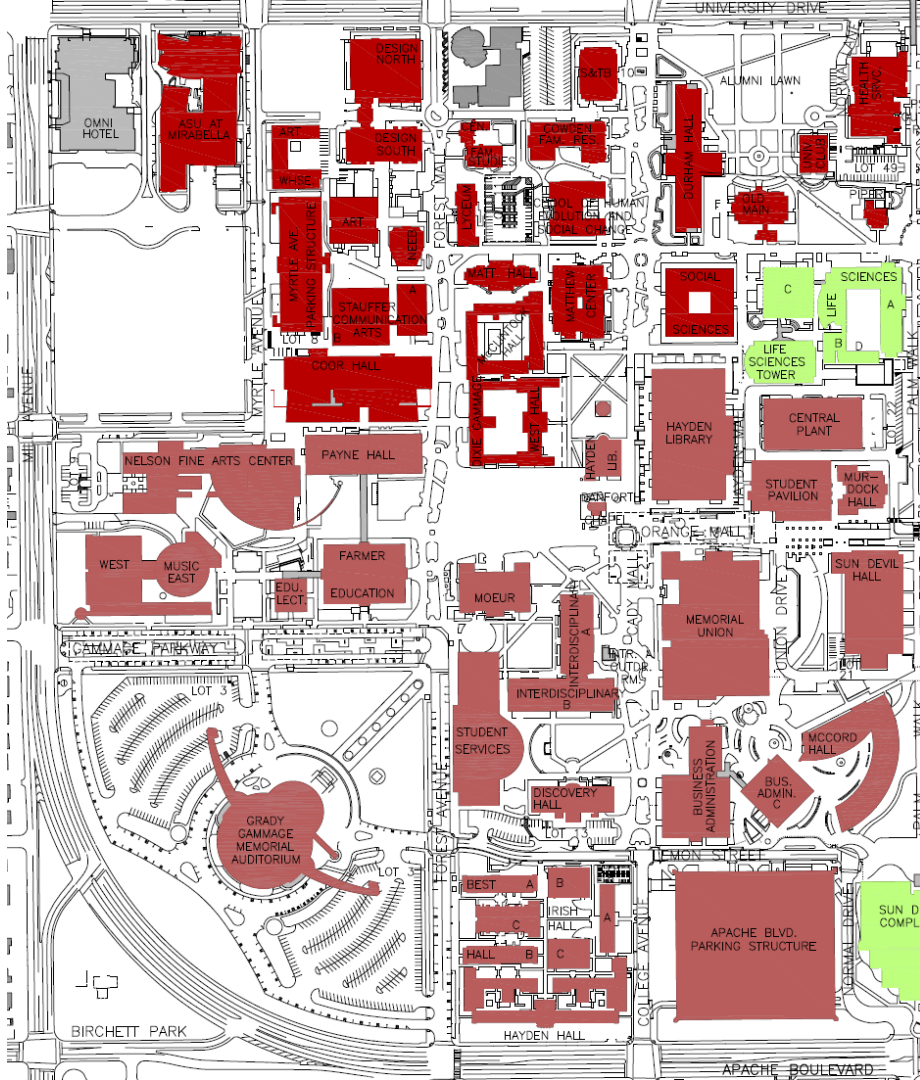
Vacant, Asst. Supervisor

Zone A

TMPE-A01 

TMPE-A02 

Zone Hub: Payne L1-40



Zone B

(East of Palm Walk)




Jason Thomas, Manager

Bradley Kruse, Supervisor

Brian Qualls, Supervisor

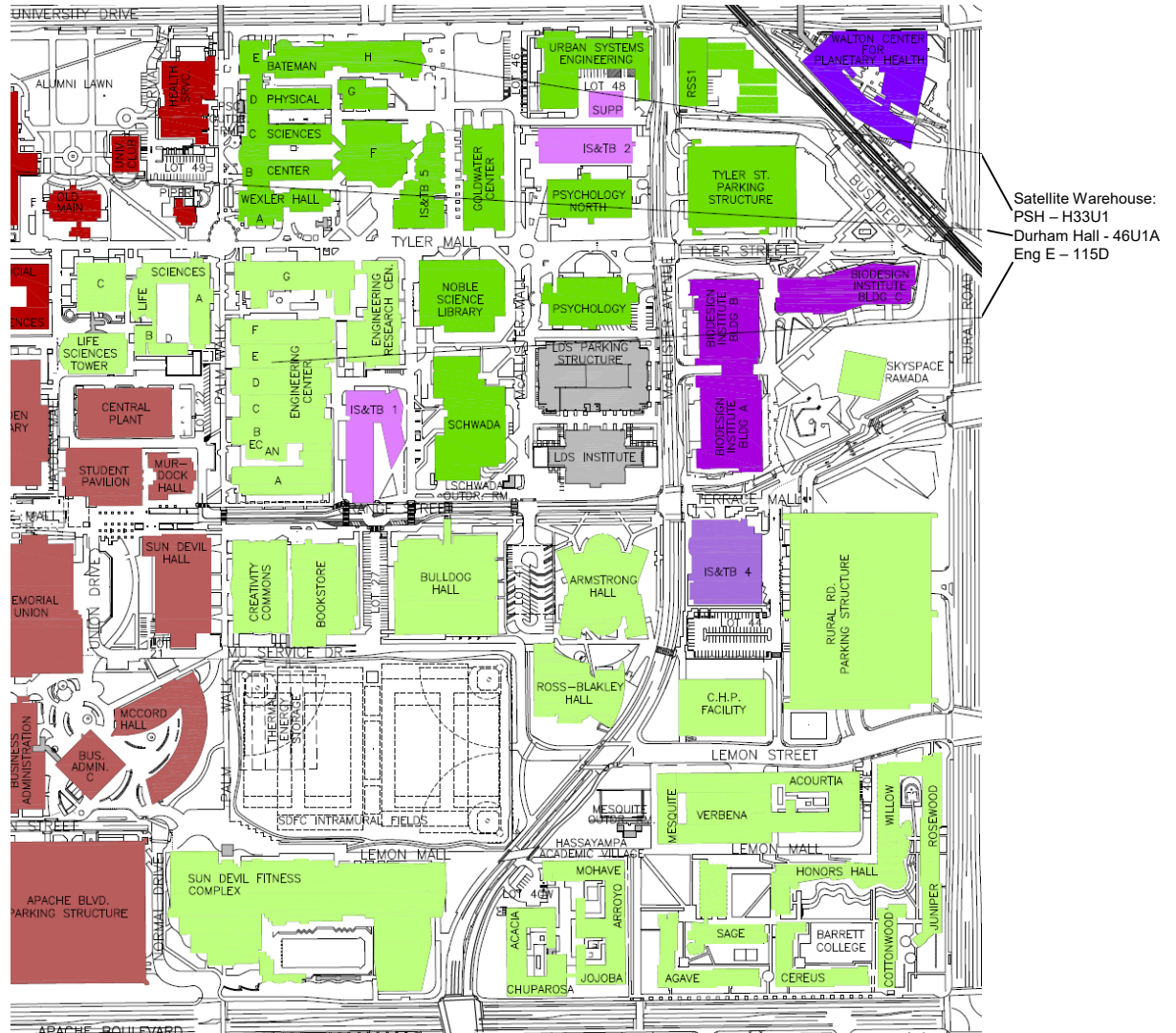
Vacant, Asst. Supervisor

Zone B

TMPE-B01 

TMPE-B02 

Zone Hub: Eng E-115



Zone C

(North/Perimeter)




Kirt Roper, Manager


Steve Chisler, Supervisor

Jim Newell, Supervisor

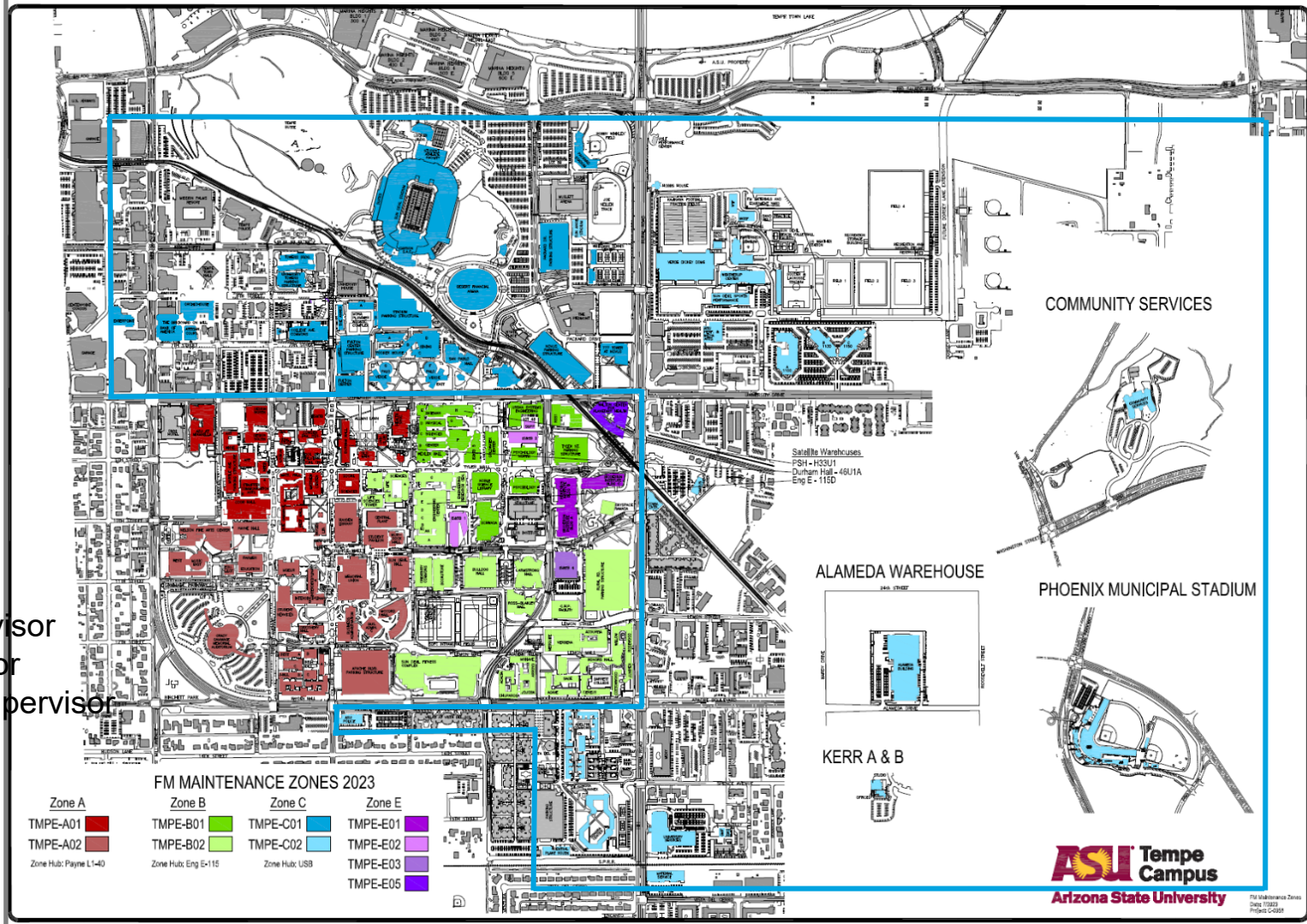
Todd Green, Asst. Supervisor

Zone C










TMPE-C01 

TMPE-C02 

Zone Hub: USB



FM MAINTENANCE ZONES 2023

Zone A	Zone B	Zone C	Zone E
TMPE-A01 	TMPE-B01 	TMPE-C01 	TMPE-E01 
TMPE-A02 	TMPE-B02 	TMPE-C02 	TMPE-E02 
Zone Hub: Payne L1-40	Zone Hub: Eng E-115	Zone Hub: USB	TMPE-E03 
			TMPE-E05 

Zone D

Preventative Maintenance



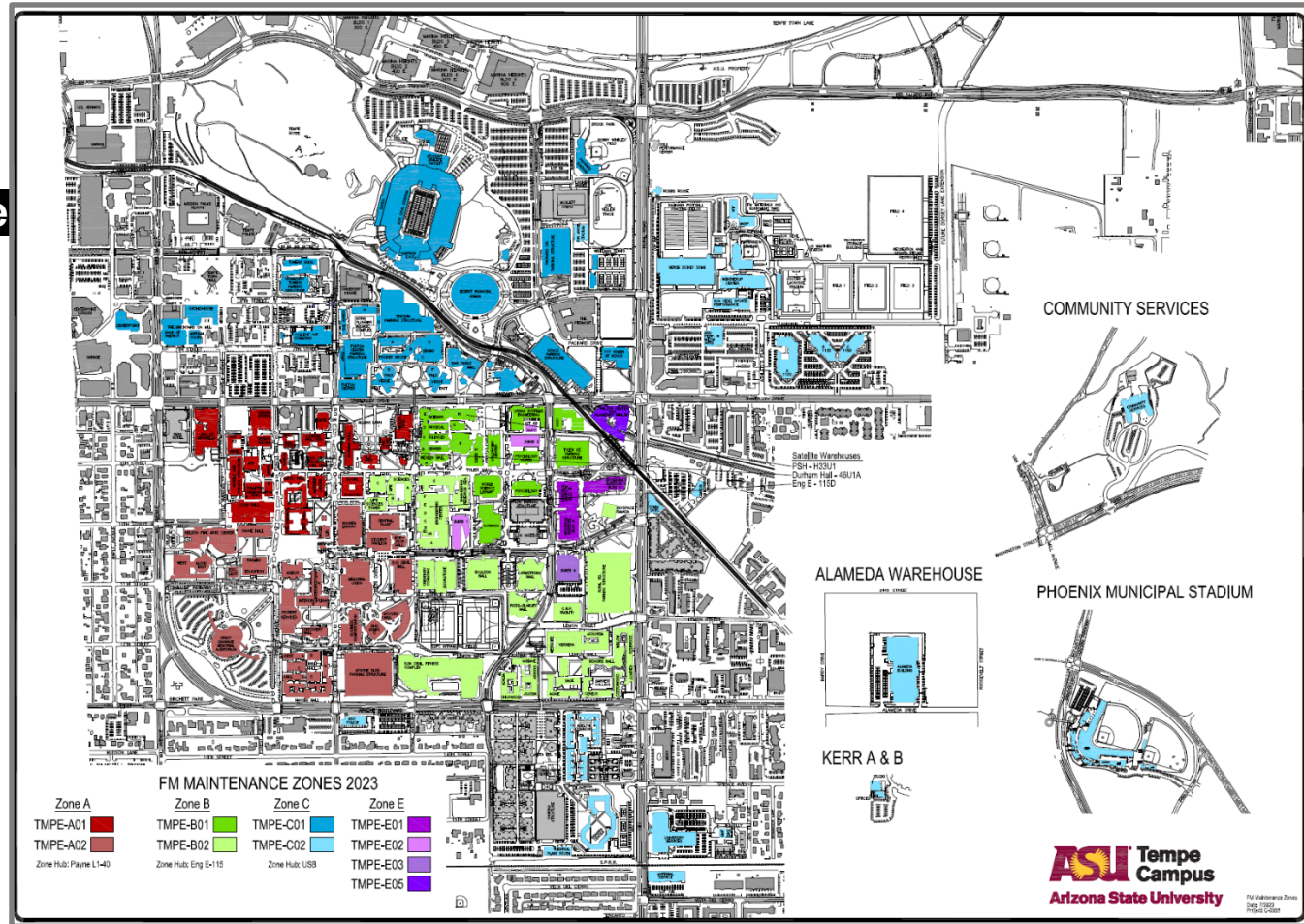
Brian Erickson, Manager

Dale Munday, Supervisor

Brian Sloat, Supervisor

Vacant, Supervisor

Vacant, 2nd Shift Supervisor



Zone E

(Knowledge Enterprise)



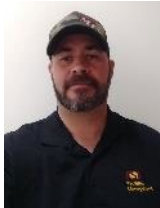
Michael Gaskin, Sr. Director



Alex Krikliwy
Asst. Director



Colby Lee
Manager,
BIO A,B & C



Mike Matthews
Manager,
ISBT 1,2,7 &
ISTB5 Bidesign
Labs

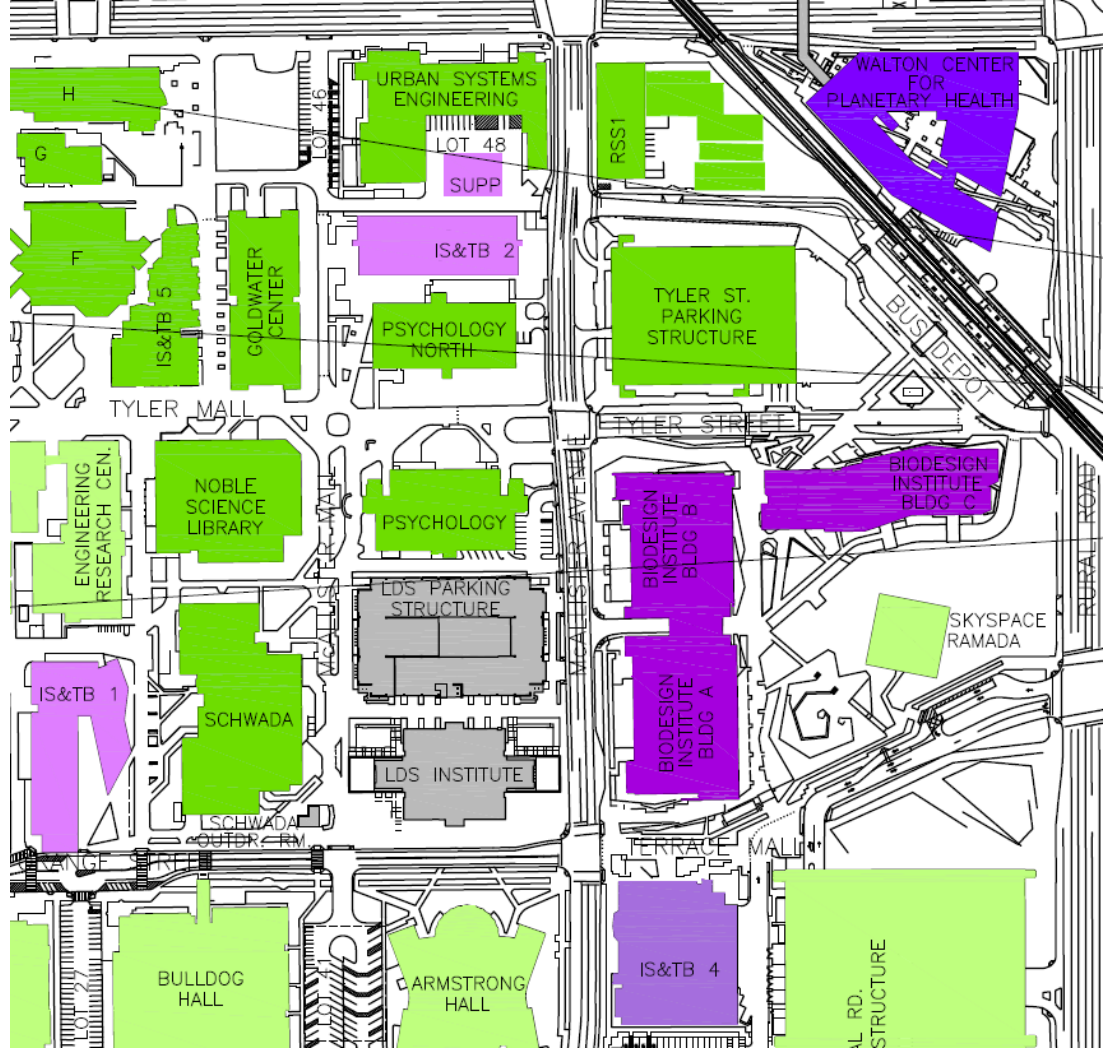


Duane Rider
Manager,
ISTB7 & Cores

Zone E

- TMPE-E01
- TMPE-E02
- TMPE-E03
- TMPE-E05

Zone Hub: USB



Residential Services



E.L. Cortez, Director



Andrew Zeek
Manager,
MU/Pavilion



Eduardo Murillo
Manager
MU/Pavilion

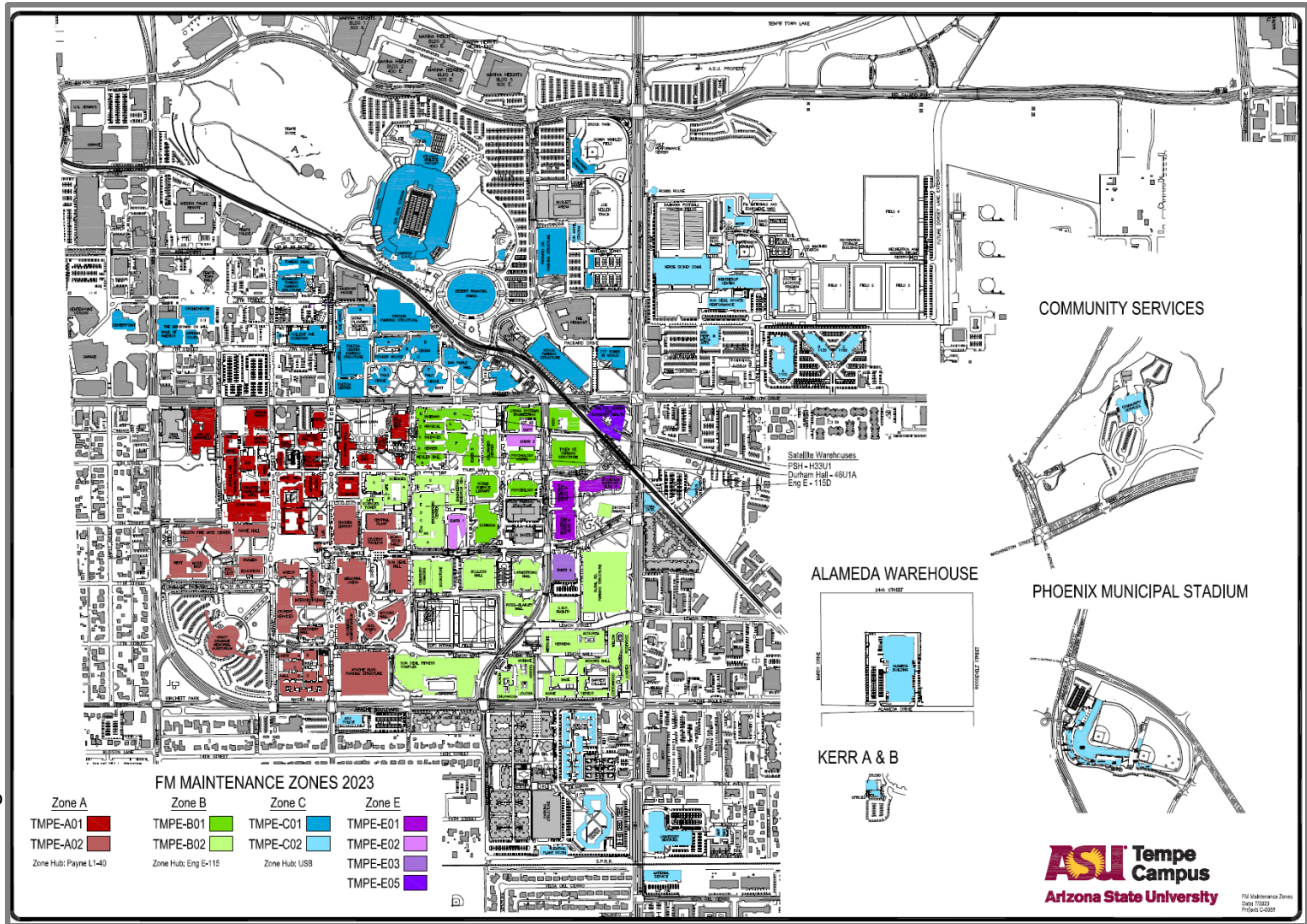


Joel Anderson
Inter Asst. Dr.



Jason Miller
Manager

- Patrick Iacano, Supervisor (Polytechnic)
- Fiorentino Meo, Supervisor
- Erick Parker, Asst. Supervisor
- Christopher Power, Asst. Supervisor



Campus Maintenance Leadership



Dan Acevedo
Elevator Contract



Julie Estes
Custodial Contract



John Mack
Fleet



Mike Torres
Central Plant



Michael Loh
Facilities Services Zone Global,
Maintenance and Operations
Management (MOM)



Sammy Kent
Lockshop



Josh Ellmer
Zero Waste



Kendon Jung
Zero Waste



Dave Torrens
Grounds



Ashley Lawless
University Classroom Support



Robert Mendez
FM Construction



Oner Munoz
FM Construction



James Hurt
FM Construction



Mike Fayer
FM Construction



Dean Yeager
Custodial Contract



Vacant
Custodial Contract

Roles and Expectations

What does this partnership look like?

li·ai·son

/'lēə,zän,lē'āzän/

Communication or cooperation which facilitates a close working relationship between people or organizations.



Policy Reminder

FAC 101

Facilities Development & Management **must** be included if:

- Alterations to exterior or public facing locations (i.e. landscaping, lobbies, corridors, signage, etc.)
- Any scope that impacts building/utility infrastructure
- Any furniture, fixtures, and equipment (FF&E) that are attached to the facility or that utilize facilities systems (i.e. electrical, plumbing, etc.)



New chargeback labor rates

Type of service	New rate - FY2024	Old rate - FY2023
Non-Journey Trades	\$45.00	\$41.66
Journey Trades	\$54.96	\$54.49

Submitted Questions:

1. How far in advance should equipment be ordered from Moving Services?
2. Please clarify what campus require costs for moving services, is there a price listing?



Moving Event Services

(New) Billable Services - <https://cfo.asu.edu/moving-event-services>

(The webpage will be up and running August 9.)

Traditional Services:

- Event set up and tear down (tables & chairs)
- Furniture moves
- Salvage Runs

Regular Business Hours:

- DPC/West, M-F 8am-3pm
- Poly/Tempe, M-F 6:30a-2pm

General Inquiries

- movingandevents@asu.edu
- [FDM Service Request](#).

Chargeback schedule: (full list available on website)

Items	Cost	Unit
Labor rate - 30 minute minimum per mover (business hours)	\$45.00	hr.
6ft tables	\$5.00	each
60" round tables	\$6.00	each
Cocktail tables	\$7.50	each
6ft recyclable table coverings for purchase	\$3.00	each
60 inch round table covers for purchase	\$6.00	each
Folding chairs	\$0.50	each
Landfill/recycle bin sets (44 gal - comes with 1 bag each)	\$5.00	set
Landfill/recycling liner bags	\$1.00	each
Removal of landfill and recycling bags	\$2.50	each

Facilities Management Staffing

Year to year vacancy rate comparison

	July 2022	July 2023
Tempe Grounds	38%	30%
Central Plant	15%	25%
Lock Services	38%	46%
EMS	11%	30%
Fire Tech	33%	60%
Zone A	32%	8%
Zone B	36%	27%
Zone C	39%	8%
Zone D	39%	47%
KE Services	21%	19%
Residential	37%	39%



Utility Shutdowns

Facilities Shutdowns and Outages webpage

<https://cfo.asu.edu/shutdowns-outages>

- See current shutdown schedule
- See approved and pending status
- Request a utility shutdown
 - **Non emergency/urgent shutdowns require 5 day notice**
- Request to be added or removed from utility shutdown notification
 - UtilityShutDown@exchange.asu.edu



Zone Maintenance

FY 23- Q4

18,001 NPM

10,369 PM

FY 23

68,942 NPM

36,779 PM

NPM: Unscheduled or project work orders submitted by the campus community to address a maintenance issue.

PM: Auto-generated preventative maintenance work orders submitted based on manufacturer or industry best practices for equipment maintenance.



Contracts

Custodial

Service Provider:



ASU Program

Manager:

Julie Estes

Elevators

Service Provider:



ASU Program

Manager:

Daniel Acevedo

Facilities service request

For urgent facility needs, 24 hours a day, 7 days a week

All campuses 480-965-3633

Tempe Campus - 2023 Update

Access Management Plan



Plan History

Background

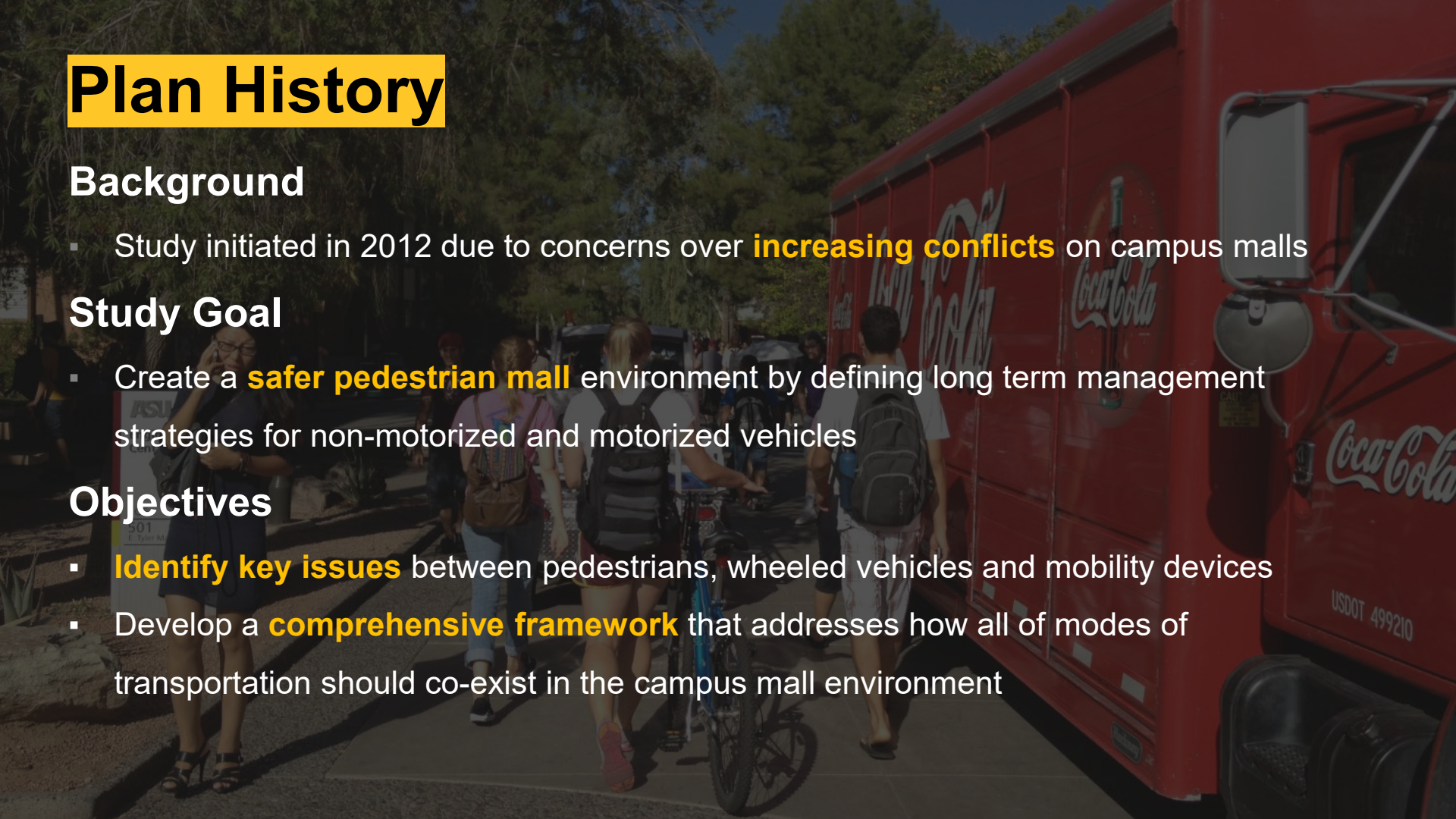
- Study initiated in 2012 due to concerns over **increasing conflicts** on campus malls

Study Goal

- Create a **safer pedestrian mall** environment by defining long term management strategies for non-motorized and motorized vehicles

Objectives

- **Identify key issues** between pedestrians, wheeled vehicles and mobility devices
- Develop a **comprehensive framework** that addresses how all of modes of transportation should co-exist in the campus mall environment



Plan History

Framework Element

Bicycle Parking

- Short and long term parking options
- Consolidated parking areas

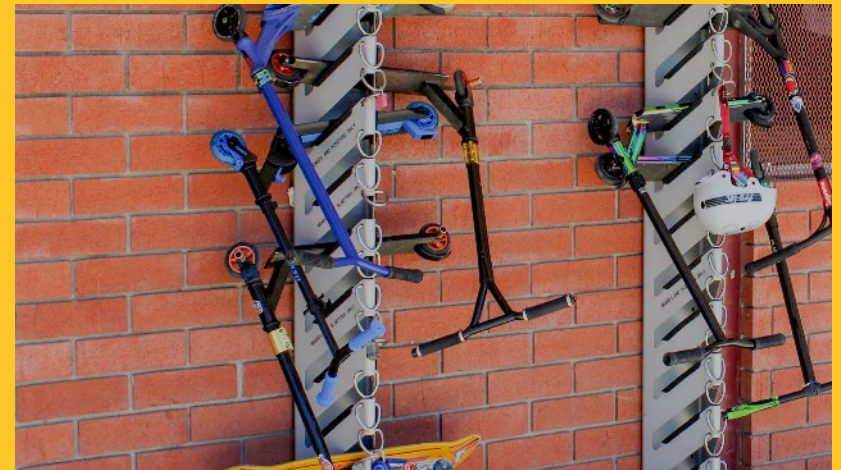


Plan History

Framework Element

Skateboards and Scooters

- Storage racks at building entry points and high occupancy facilities
- Racks accommodate both skateboards and push scooters



Observations

2013 - 2020

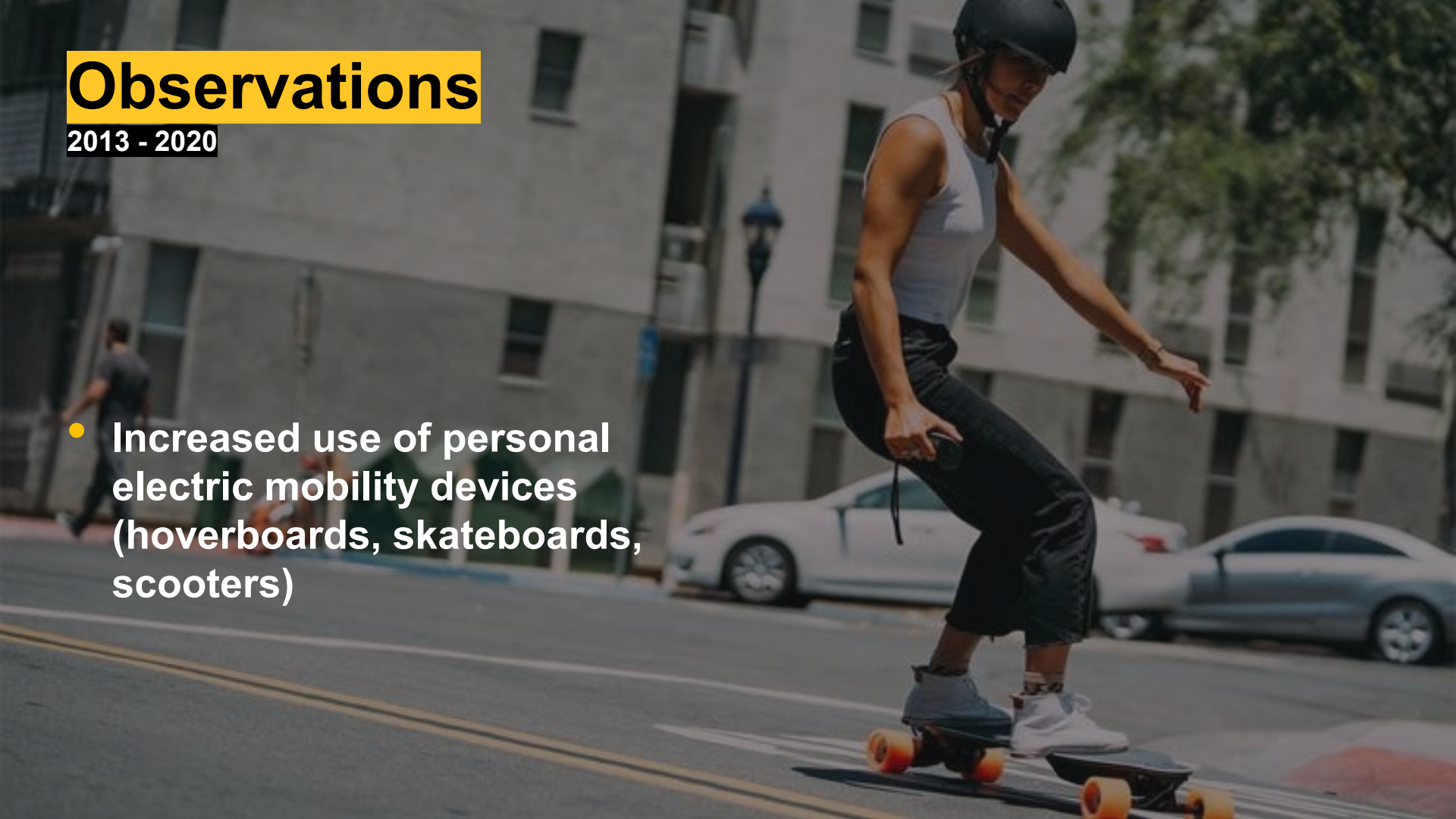
- Introduction of commercial bike share and electric scooter share programs in 2018



Observations

2013 - 2020

- Increased use of personal electric mobility devices (hoverboards, skateboards, scooters)



Observations

2013 - 2020

- **ASU Campus Transportation Code PDP 207-01**

All nonpedestrian devices and vehicles not authorized in this policy are prohibited.

Motorized scooters, e.g., “gopeds, hoverboards” excluding handicap scooters, are prohibited. Such may not be operated on the campus nor brought into any building.

Revised 2014



Issues

2020 - Present

Devils' drop-off
COVID-19 Saliva testing

Responsible Party:
ASU Biodesign
Clinical Testing Laboratory
1001 South McAllister Avenue
Tempe, AZ 85281
(480-884-1900)



UN3373

BIOLOGICAL SUBSTANCE
CATEGORY B

The **COVID-19 pandemic** has had a significant impact on university life. The abrupt shift from in-person to remote learning, resulted in major disruptions to academic schedules and student life. The pandemic has drastically altered the university experience for students and faculty alike.

Issues

2020 - Present

- Reduced demand for commercial electric scooter share programs



Issues

2020 - Present

- Reduced number of bikes on campus

Issues

2020 - Present

bike.
asu.edu



- **Combined Bike Valet Count**
FY 19 60,000
FY 20 0
FY 21 8,800
FY 22 14,000



Issues

2020 - Present

- Shift from traditional bicycles to electric micro-mobility devices (bikes/scooters/skateboards)



The increase in popularity of **electric micro-mobility** is not just seen in **higher education**, but has been noted and reported on at a **national level** as people begin to **embrace alternatives** to gas-powered vehicles.



Issues

2020 - Present

PDP 207-01

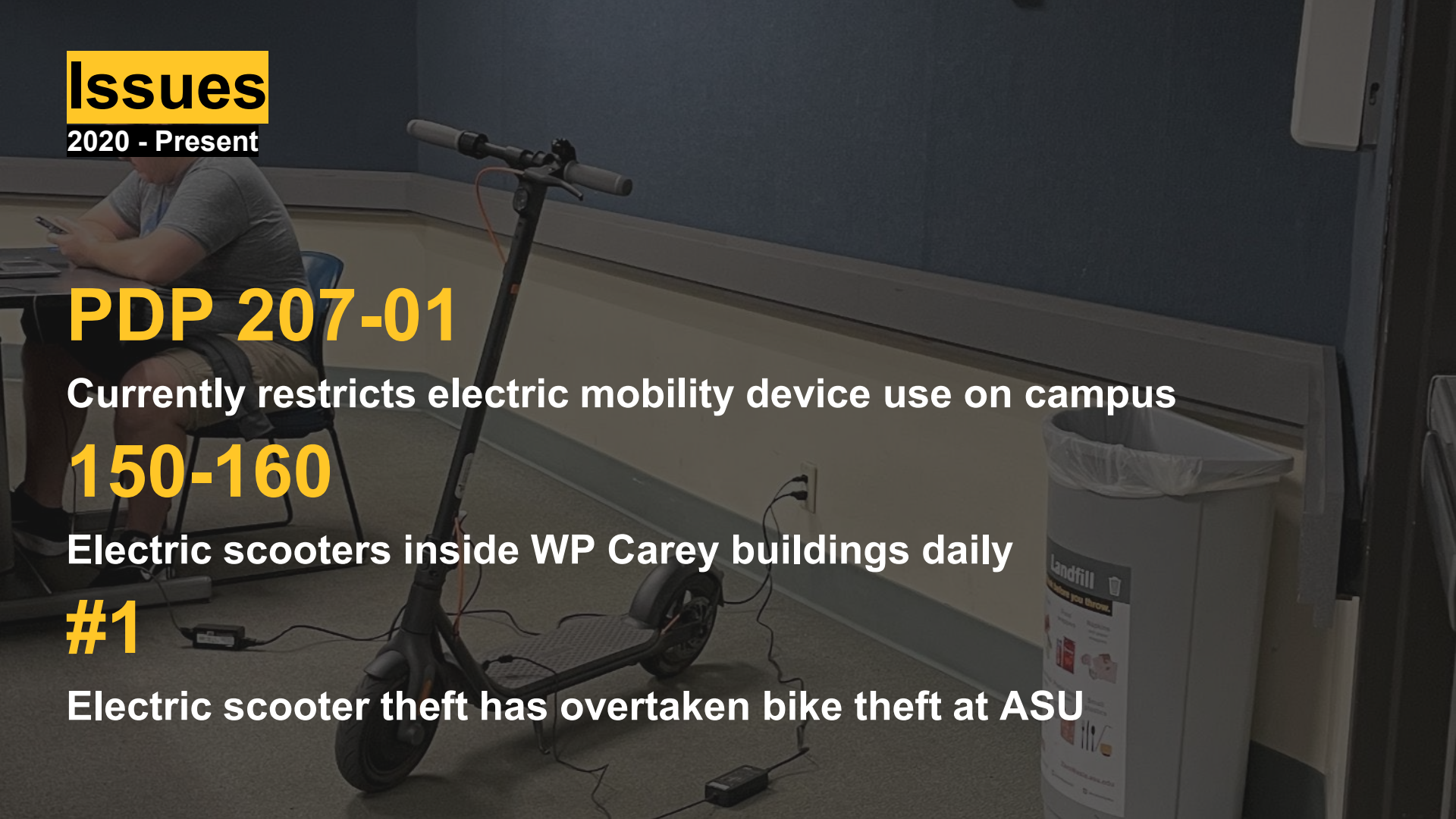
Currently restricts electric mobility device use on campus

150-160

Electric scooters inside WP Carey buildings daily

#1

Electric scooter theft has overtaken bike theft at ASU



Electric mobility device management





Electric mobility device policy

- Evolving student profiles
- Greater transportation options
- Increased safety standards
- University Student Government interest
- ASU sustainability and carbon neutrality goals



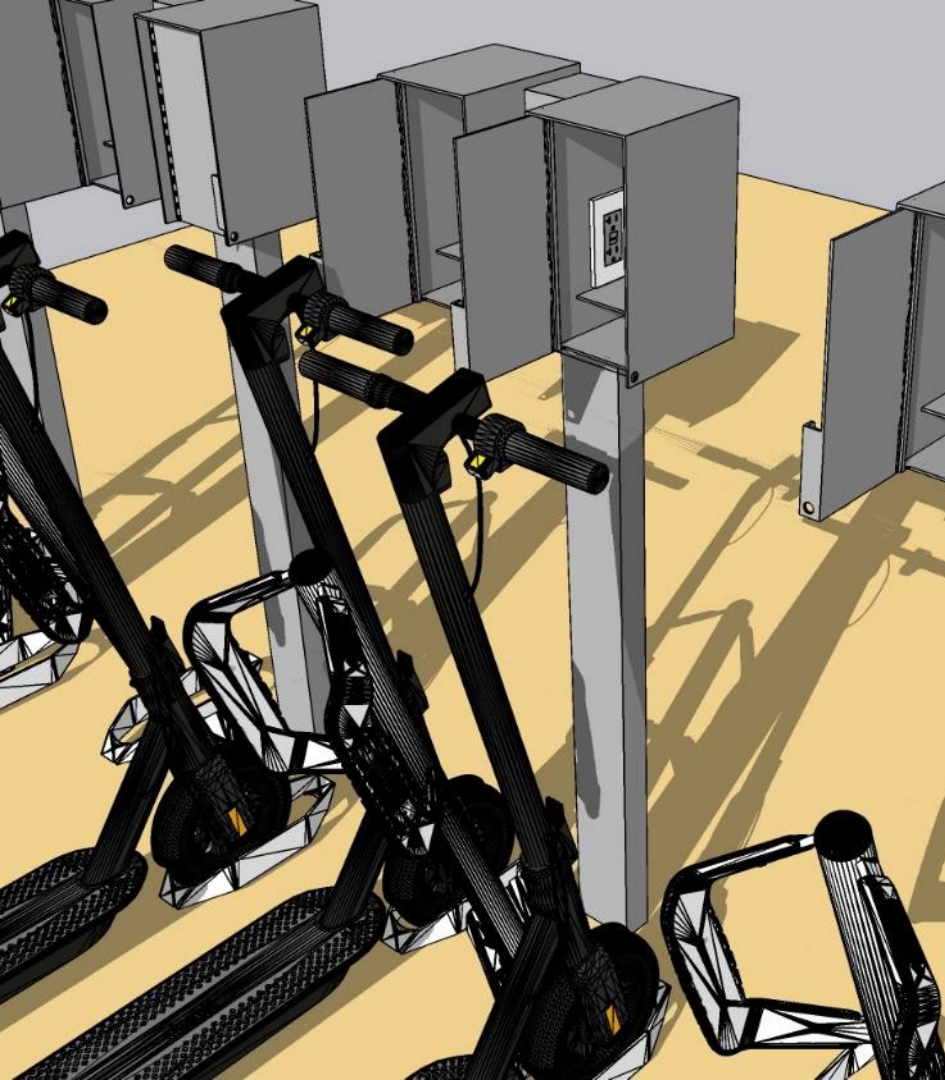
Electric mobility device policy

- Revise PDP 207-01 to **allow the use** of electric personal mobility devices on campus
- Develop an **information and education program** for use criteria and enforcement protocols
- Develop a **monitoring and enforcement program** to keep e-devices out of buildings



Campus parking infrastructure

- Incorporate eScooter stalls at existing bike parking locations
- Utilize the horizontal bike rack for eScooter parking
- Designate stalls with ground mounted signage
- Modify the secure parking facilities to accommodate electric scooters
- Increase PD video surveillance
- Allow charging at bike valet locations only



Residence hall parking infrastructure

- Include overnight storage and in secure, weather protected locations
- Outdoor bike cage or indoor bike room
- Provide lockable charger storage with electrical outlet



Electric mobility device management details

- **Education and outreach:**
 - ASU News, USG, department messaging
 - New student and staff orientation
 - ASU PD registration
 - PTS scooter lock program
 - Campus banners, signage/posters, flyers
 - Course instructor reminders
 - Building liaison personnel
 - Warning/recovery tags
 - Business & Finance Communications lead
- **PTS dispatch, WOZ staff, impound lot**
- **eSkateboard rack**
- **Four year implementation cycle**

Enabling **zero waste**

Building alignment walk throughs

Overview

- **Goals**
- **What to expect**
- **Timeline**
- **Next steps**



Zero waste **alignment.**

In order to ASU's sustainability goals, we must provide the opportunity, knowledge, and motivation for people to practice sustainability in their daily lives. To that end, **building walk throughs are used to assess what the built environment needs** to provide the opportunity and the knowledge to correctly and consistently recycle.



What do we check for?



Bins (opportunity)

Does the building have the property bins in the right places?



Labels (knowledge)

Does the bins have correct signage to help inform users of what is accepted?



Follow up (motivation)

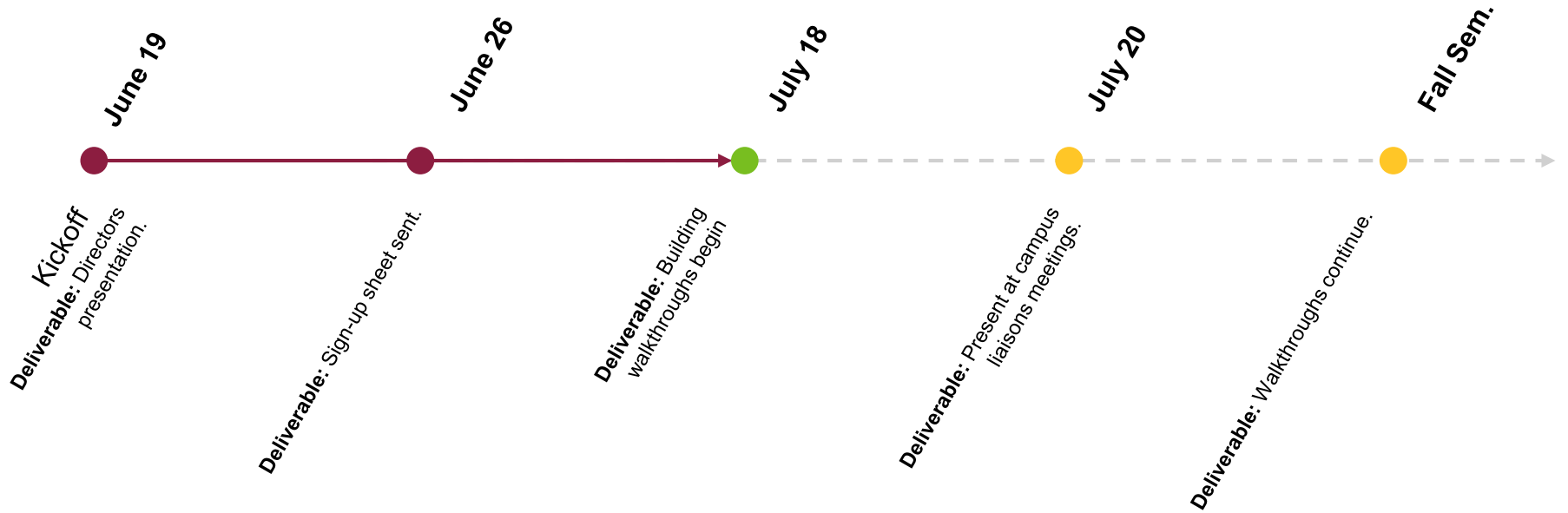
Do the building occupants have a liaison who is supported to continue engagement in zero waste best practices?



What you can expect?

1. You can sign up for a day of your choice to do your building walk through.
1. An ASU Zero Waste rep will confirm the date and time ahead, and meet you on your day.
1. You will walk through your building(s) with the Zero Waste rep and identify opportunities to better align with zero waste best practices.
1. You will receive a resource sheet on actionable ways to improve your building and empower your building occupants.

Project timeline



Fall Semester: Continues until all buildings have been completed.

Your Zero Waste Reps



Kendon Jung

Program Manager

ZW Marketing



David Moore

Engagement Assistant

ZW Marketing

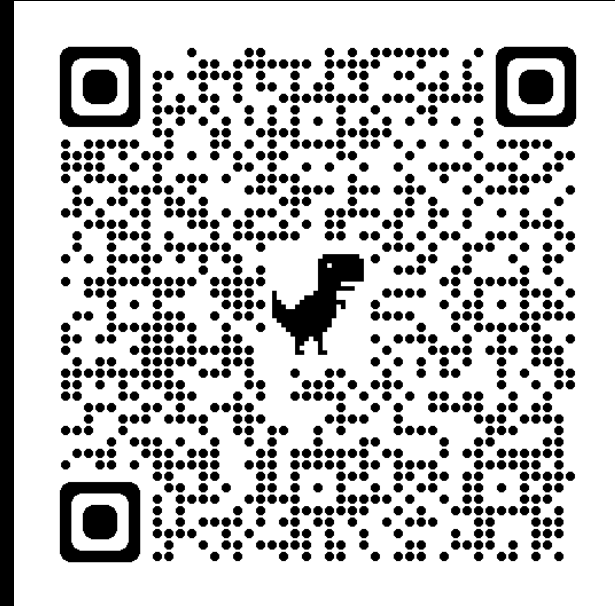


Joshua Ellner

Manager

ZW Operations

**Zero Waste
Sign up**



Or email recycle-q@asu.edu



Tom Lyons

Executive Director

Capital Programs Management Group

Facilities Development and Management



Introduction

CPMG 101

**Review High-Visibility
Projects**

Rob & Melani Walton Center for Planetary Health

ISTB7 has been awarded the following in the “Higher Education & Research” category by the World Architecture Festival:

- 2022 AIA Arizona Distinguished Architecture Award of Honor
- 2022 AIA Arizona Sustainability Award
- 2022 AIA Arizona Goodwin Award
- 2022 ENR Southwest Best Project - Higher Education/Research
- 2022 ENR Southwest Project of the Year
- 2023 Sources for Design: Project Design Icon
- 2023 Architectural Precast Association - Educational & Spiritual
- 2023 Architectural Precast Association - GFRC
- 2023 AZ American Concrete Institute - Overall TOP Project
- Nominated for the 2023 World Architecture Festival “Higher Education & Research” Award



Bateman Physical Sciences D & E Wing Renovation

Construction End: July 2023

Contractor: CORE Construction

Total Project Budget: \$60,000,000

Project Manager: David Jack

Design Manager: Kenneth Perkins

**Extensive renovation for classrooms and research laboratories. Final touches being wrapped up before the start of the Fall 2023 Semester.*



ISTB 12 - (Polytechnic Campus)

Design: 89% Complete

Construction End: August 2025

Contractor: McCarthy Building Companies

Total Project Budget: \$185,000,000

Project Manager: Blane Waldref

Design Manager: Daniel Olson

**Building shall include approximately 179,000 g.s.f. of research space focused on five research thrusts:*

- *Cyber*
- *Energy Sector*
- *Semiconductor*
- *Additive Manufacturing*
- *Robotics*



Mill Avenue Parking Structure

Construction End: September 2023

Contractor: McCarthy Building Companies

Total Project Budget: \$42,000,000

Project Manager: Robert Soller

Design Manager: Steve Schierenberg

**Will add 1200 parking spaces to support ASU and Conference Center demands. Project scope to include a retail wrap to face Mill Avenue.*



Tempe Campus Academic and Office Space (the wrap)

Construction End: August 2024

Contractor: McCarthy Building Companies

Total Project Budget: \$88,000,000

Project Manager: Robert Soller

Design Manager: Steve Schierenberg

**This project is adjacent to the Mill Avenue Parking Structure to provide needed space for university academic programs and local retail establishments on the ground level that enhance the student experience and enable student success.*



Mill Avenue Student Housing

Design: 95% Complete

Construction End: July 2025

Contractor: Okland Construction Co.

Total Project Budget: \$113,500,000

Project Manager: Paul Van Deventer

Design Manager: Joe Elthon

**Seven story, 265,022 sq. ft. facility will accommodate 828 beds and include dining, classroom, and office spaces with indoor/outdoor common areas targeting the HIDA lower-division undergraduate students.*



Tempe District Utility Plant

Design: 40% Complete

Construction End: July 2025

Contractor: Willmeng

Total Project Budget: \$52,165,000

Project Manager: Hector Montez

Design Manager: Steve Schierenberg

**This project will construct a district utility plant adjacent to the Mill Avenue Parking Structure. This plant will provide chilled water to meet the current and future cooling needs of surrounding campus facilities that support the advancement of the university's academic and research initiatives.*



Tempe Campus New Academic Building

Construction End: August 2024

Contractor: Holder Construction

Total Project Budget: \$113,100,000

Project Manager: Hamsa Samaraie

Design Manager: Terry Baxter-Potter

**Demo of Wilson Hall and construction of a 5-story building on the site. Potential occupants of the new building include various College of Liberal Arts and Sciences (CLAS) departments, the Student Accessibility and Inclusive Learning Services (SAILS) department and University Classrooms.*



West Campus Student Housing

Construction End: August 2024

Contractor: Okland

Total Project Budget: \$54,000,000

Project Manager: Paul Van Deventer

Design Manager: Joe Elthon

**New residence hall on West Campus provides 507 beds for the students. The four story, 134,014 sq. ft. building also includes innovation and support spaces to boost student's academic and social success.*



West Campus Academic and Office Space

Construction End: January 2025

Contractor: Core Construction

Total Project Budget: \$33,500,000

Project Manager: Paul Van Deventer

Design Manager: Joe Elthon

**Three-story, 55,050 sq. ft. facility will consist of new student gallery space, computer labs, drawing labs, faculty offices and future growth spaces on the ASU West campus.*



MacroTechnology Works Area 2 Cleanroom

Design: 30% Complete

Construction End: January 2025

Contractor: J.E. Dunn

Total Project Budget: \$70,000,000

Project Manager: David Jack

Design Manager: Dan Demland

**This project renovates 10,000 sq. ft. of semiconductor processing cleanroom space inside the MTW building and upgrades supporting infrastructure.*



Submitted Questions:

1. How does FACMAN track cyclical maintenance as outlined in the janitorial service agreement?
1. What is the process for filing an insurance claim when furniture and equipment have been damaged from a water leak or other building occurrence?
1. ASU has many buildings that are due for new mechanical equipment, air handlers for instance. Is there a plan to update such systems in our older buildings (e.g., ECG, E-wings, ERC, SCOB, PSYN, and USE)?
1. How does FacMan distribute information of major work scheduled in various buildings? Is there a website or forecast report?



Infrastructure Bond Projects

The list of projects below are identified as priorities for infrastructure needs. Please reach out to [Tim Smith](#) if you would like to know more:

In Construction	Awaiting Materials or Permitting	In Design	In Queue
<ul style="list-style-type: none"> ❑ Tempe Underground Lighting Conduit Replacement ❑ Physical Sciences F Wing Elevators ❑ Engineering A Wing AHU Replacement ❑ West Campus Roadway repaving ❑ SSV Smoke Exhaust Fans Replacement ❑ Farmer Exterior Gates Replacement ❑ DFA AHU Modernization ❑ Orange Street Roadway Repairs 	<ul style="list-style-type: none"> ❑ Farmer AHU Replacement ❑ Life Sciences E Wing Fire Pump Replacement ❑ Physical Sciences F Wing Transformer Replacement ❑ Tempe UCENT Fountain renovation 	<ul style="list-style-type: none"> ❑ West Campus Central Plant Modernization ❑ DFA Electrical Gear Replacement ❑ Goldwater Elevator Remodel ❑ Tempe Central Plant Pump Replacement ❑ CLCC Fire System Replacement ❑ Poly Classroom Building Roof Replacement ❑ Bulldog Hall Roof Repairs 	<ul style="list-style-type: none"> ❑ Gammage AHU Modernization ❑ Tempe Irrigation Masterplan ❑ Poly Sewer Improvements ❑ Schwada Elevator Remodel ❑ Physical Sciences H Wing Elevator Remodel ❑ Tempe Central Plant Louver Replacement

Other Questions?



Building liaison best practices

Tim's list

1. Make sure Kathleen Easter, kathleen.easter@asu.edu, has your contact information and what buildings/space you are a liaison for.
2. Utility Shutdown Notifications - sign up to get added to every building you have presence in.
3. Download LiveSafe app and for emergency text notifications
4. Set up regular meetings or building walkthroughs with Tim, tasmith9@asu.edu
 - a. Recommended frequency - monthly.
 - b. Discuss ongoing issues and long term needs.
5. Create distribution lists or Slack channels with your teams to share information
6. Send SunAwards or other forms of appreciation to FM team members out in the field.

Liaison information sheet

Emergencies

1.911

2.LiveSafe Mobile App. <https://cfo.asu.edu/livesafe-mobile-app>

Emergency Response Guide <https://cfo.asu.edu/emergency-guide>

Facilities Emergencies

480-965-3633 - 24/7 - All campuses

Utilities Shut-down and Outages

<https://cfo.asu.edu/buildingmaintenance-outages-shutdowns>

Request for Service - Maintenance, Custodial, Service

<https://cfo.asu.edu/requests-for-service>

Facman@asu.edu

Construction Policy

<https://cfo.asu.edu/construction-at-asu>

Campus Building Information

<https://cfo.asu.edu/campus-bldg-information>

Campus Wayfinding and Signage

<https://cfo.asu.edu/sign-shop-services>

Dashboards and Metrics

<https://webtma-support.asu.edu/WebTMAReporting/Default.aspx>

Building Access, Keys and Lock Services

ISSAC - <https://cfo.asu.edu/door-access>

Keys and Locks - <https://cfo.asu.edu/key-lock-services>.

Architectural barriers/ADA

ASU's Accessibility Compliance Coordinator - 480-965-0705

Energy/Solar

Campus metabolism - <https://cm.asu.edu/>

Solar - <https://cfo.asu.edu/solar>

Zero Waste - Sustainability

<https://cfo.asu.edu/zerowaste>

Fleet

<https://cfo.asu.edu/fleet-services>

Safety

<https://cfo.asu.edu/ehs-training>

