Facilities Building Liaison
Town Hall Meeting
Tempe Campus

July 26, 2023
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
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

Suburban environment in Mesa with technical program focus (Sciences, Aviation, & Engineering) and industry partnerships.
- 660 facilities
- 2,376,457 campus GSF
- 576.14 acres

Suburban environment in Northwest Phoenix with liberal arts academic focus.
- 34 facilities
- 1,135,063 campus GSF
- 277.97 acres

Historic campus with programs focused on multidisciplinary research and exploration.
- 291 facilities
- 20,222,844 campus GSF
- 665.68 acres

Small campus with a student centered hands-on approach to learning.
- 17 facilities
- 82,081 campus GSF
- 1.4 acres

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

Historic Herald Examiner building consists of open and multifunctional space, video and audio recording space.
- 99,762 campus GSF
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.

Contents & 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 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 Biodesign Labs

Duane Rider
Manager, ISTB7 & Cores
Roles and Expectations

What does this partnership look like?

li·ai·son
/ˈlēəˌzänˌlēˈāzän/

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

<table>
<thead>
<tr>
<th>Type of service</th>
<th>New rate - FY2024</th>
<th>Old rate - FY2023</th>
</tr>
</thead>
<tbody>
<tr>
<td>Non-Journey Trades</td>
<td>$45.00</td>
<td>$41.66</td>
</tr>
<tr>
<td>Journey Trades</td>
<td>$54.96</td>
<td>$54.49</td>
</tr>
</tbody>
</table>
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)

<table>
<thead>
<tr>
<th>Items</th>
<th>Cost</th>
<th>Unit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Labor rate - 30 minute minimum per mover (business hours)</td>
<td>$45.00</td>
<td>hr.</td>
</tr>
<tr>
<td>6ft tables</td>
<td>$5.00</td>
<td>each</td>
</tr>
<tr>
<td>60&quot; round tables</td>
<td>$6.00</td>
<td>each</td>
</tr>
<tr>
<td>Cocktail tables</td>
<td>$7.50</td>
<td>each</td>
</tr>
<tr>
<td>6ft recyclable table coverings for purchase</td>
<td>$3.00</td>
<td>each</td>
</tr>
<tr>
<td>60 inch round table covers for purchase</td>
<td>$6.00</td>
<td>each</td>
</tr>
<tr>
<td>Folding chairs</td>
<td>$0.50</td>
<td>each</td>
</tr>
<tr>
<td>Landfill/recycle bin sets (44 gal - comes with 1 bag each)</td>
<td>$5.00</td>
<td>set</td>
</tr>
<tr>
<td>Landfill/recycling liner bags</td>
<td>$1.00</td>
<td>each</td>
</tr>
<tr>
<td>Removal of landfill and recycling bags</td>
<td>$2.50</td>
<td>each</td>
</tr>
</tbody>
</table>
## Facilities Management Staffing

### Year to year vacancy rate comparison

<table>
<thead>
<tr>
<th>Service</th>
<th>July 2022</th>
<th>July 2023</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tempe Grounds</td>
<td>38%</td>
<td>30%</td>
</tr>
<tr>
<td>Central Plant</td>
<td>15%</td>
<td>25%</td>
</tr>
<tr>
<td>Lock Services</td>
<td>38%</td>
<td>46%</td>
</tr>
<tr>
<td>EMS</td>
<td>11%</td>
<td>30%</td>
</tr>
<tr>
<td>Fire Tech</td>
<td>33%</td>
<td>60%</td>
</tr>
<tr>
<td>Zone A</td>
<td>32%</td>
<td>8%</td>
</tr>
<tr>
<td>Zone B</td>
<td>36%</td>
<td>27%</td>
</tr>
<tr>
<td>Zone C</td>
<td>39%</td>
<td>8%</td>
</tr>
<tr>
<td>Zone D</td>
<td>39%</td>
<td>47%</td>
</tr>
<tr>
<td>KE Services</td>
<td>21%</td>
<td>19%</td>
</tr>
<tr>
<td>Residential</td>
<td>37%</td>
<td>39%</td>
</tr>
</tbody>
</table>
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  FY 23
18,001 NPM  68,942 NPM
10,369 PM   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: Olympus

ASU Program Manager: Julie Estes

Elevators

Service Provider: thyssenkrupp

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
• Increased use of personal electric mobility devices (hoverboards, skateboards, scooters)
• 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
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.
• Reduced demand for commercial electric scooter share programs
• Reduced number of bikes on campus
• Combined Bike Valet Count
  FY 19  60,000
  FY 20  0
  FY 21  8,800
  FY 22  14,000
• 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.
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
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

- **June 19**: Kickoff: Director's presentation.
- **June 26**: Deliverable: Sign-up sheet sent.
- **July 18**: Deliverable: Building walkthroughs begin.
- **July 20**: Deliverable: Present at campus liaisons' meetings.
- **Fall Semester**: Deliverable: Walkthroughs continue.

**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
Introduction

CPMG 101

Review High-Visibility Projects

Tom Lyons
Executive Director
Capital Programs Management Group
Facilities Development and Management
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?
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:

<table>
<thead>
<tr>
<th>In Construction</th>
<th>Awaiting Materials or Permitting</th>
<th>In Design</th>
<th>In Queue</th>
</tr>
</thead>
<tbody>
<tr>
<td>❑ Tempe Underground Lighting Conduit Replacement</td>
<td>❑ Farmer AHU Replacement</td>
<td>❑ West Campus Central Plant Modernization</td>
<td>❑ Gammage AHU Modernization</td>
</tr>
<tr>
<td>❑ Physical Sciences F Wing Elevators</td>
<td>❑ Life Sciences E Wing Fire Pump Replacement</td>
<td>❑ DFA Electrical Gear Replacement</td>
<td>❑ Tempe Irrigation Masterplan</td>
</tr>
<tr>
<td>❑ Engineering A Wing AHU Replacement</td>
<td>❑ Physical Sciences F Wing Transformer Replacement</td>
<td>❑ Goldwater Elevator Remodel</td>
<td>❑ Poly Sewer Improvements</td>
</tr>
<tr>
<td>❑ West Campus Roadway repaving</td>
<td>❑ Tempe UCENT Fountain renovation</td>
<td>❑ Tempe Central Plant Pump Replacement</td>
<td>❑ Schwada Elevator Remodel</td>
</tr>
<tr>
<td>❑ SSV Smoke Exhaust Fans Replacement</td>
<td></td>
<td>❑ CLCC Fire System Replacement</td>
<td>❑ Physical Sciences H Wing Elevator Remodel</td>
</tr>
<tr>
<td>❑ Farmer Exterior Gates Replacement</td>
<td></td>
<td>❑ Poly Classroom Building Roof Replacement</td>
<td>❑ Tempe Central Plant Louver Replacement</td>
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<tr>
<td>❑ DFA AHU Modernization</td>
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<td>❑ Bulldog Hall Roof Repairs</td>
<td></td>
</tr>
<tr>
<td>❑ Orange Street Roadway Repairs</td>
<td></td>
<td></td>
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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

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