CSUSM ANNUAL FACILITIES REPORT FY 23-24



California State University
SAN MARCOS

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A MESSAGE FROM THE AVP



As another fiscal year comes to a close, I reflected upon the great work completed and implemented by the teams of Facilities, Development and Management (FDM). The accomplishments range from the shops completing and closing the most work order phases to date to the groundbreaking of the new University Village Housing and Dining (UVHD) building.

FDM achieved significant milestones, including establishing a new mission, vision, and values aligned with CSUSM's Strategic Plan. FDM also supported CSUSM's achievement of Level 1 Arboretum Accreditation and Tree Campus Higher Education recognition, in partnership with Safety, Health, and Sustainability. Additionally, we upgraded the Clarke Field House with a new chiller, water pumps, and controls through our Building Automation System (BAS) to maximize energy efficiency.

A significant highlight of this fiscal year is our achievement in utility energy savings, with over $600,000 saved in electricity, water, and natural gas costs. This reduction in campus usage is a direct result of the completed energy projects aimed at enhancing efficiency and promoting sustainability.

Additionally, our teams completed many deferred maintenance projects to ensure the longevity of our campus buildings and assets including the continuous tunnel pipe support and insulation repair project, Athletics fence and gate repair project, and the Campus View Drive roadway repair project.

This fiscal year, FDM welcomed challenges and celebrations, from the cleanup after Hurricane Hilary to the successful setup of the inaugural December graduation, marking a year of resilience and achievement as we work together with all of campus to create an outstanding, well maintained and beautiful CSUSM.

Mark Norita
ASSOCIATE VICE PRESIDENT

FDM Administration



FDM Administration

FDM Administration (FDMA) serves as the hub of FDM. and consists of three main teams: Operations and Work Control, Administrative Support, and Distribution Services.

FDMA is responsible for development and management of a $13,191,579.00 operating budget, strategic planning, employee engagement, human resources, technology, procurement and accounts payable functions on behalf of FDM, campus mail/package services, property control and asset management.

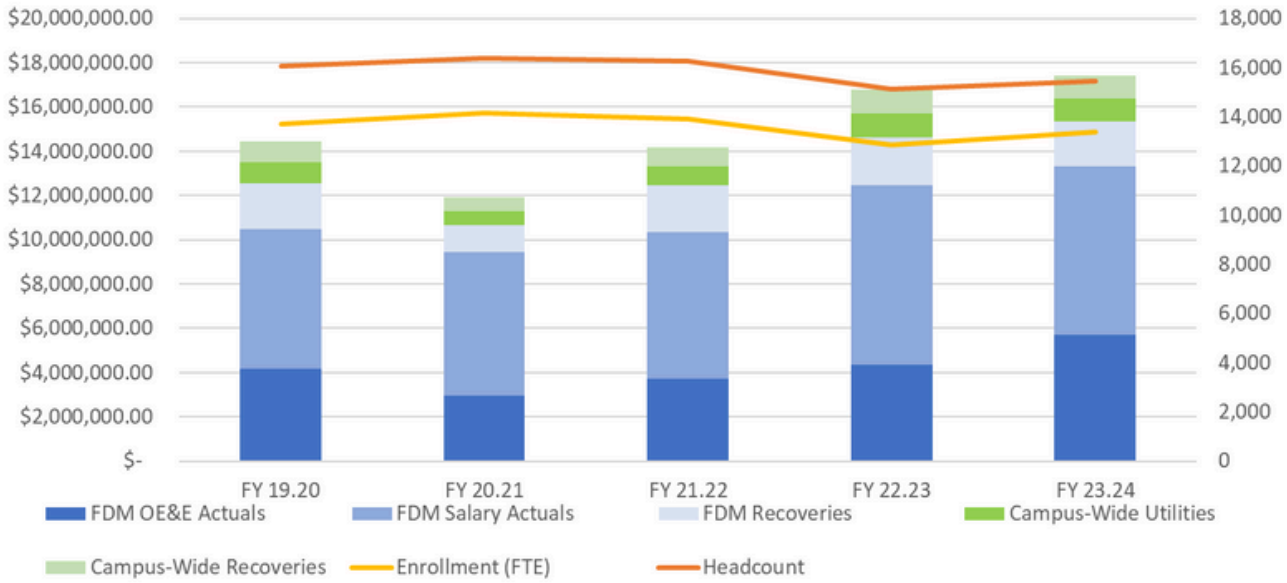
Meet the Team







FDM Actuals and Enrollment



In line with enrollment, FDM's budget was on a steady increase until the pandemic in FY 20-21 in which FDM Operating Expenses and Equipment dropped in response to the pandemic (salaries and CW utilities did not take any cuts). In FY 23-24, CSUSM was one of the few CSUs with a rising enrollment.

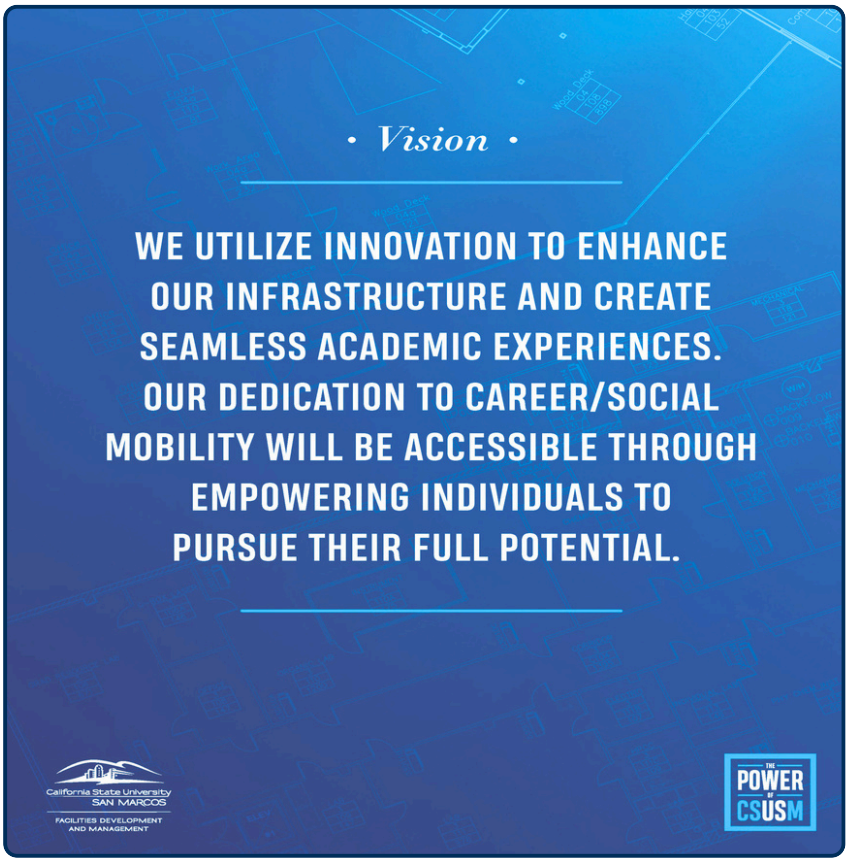
FDM ADMINISTRATION

Mission, Vision and Values

This fiscal year, FDMA led the development of FDM's Mission, Vision and Values. A committee with representatives from across FDM ensured alignment with CSUSM's Mission and Vision, while reflecting each FDM department. The Mission and Vision highlight FDM's purpose and contributions to the university, while emphasizing the importance of our commitment to the university. In collaboration with CSUSM's Communication Office, we also designed posters to effectively communicate these statements to the campus community.







FDM ADMINISTRATION

Administrative Support Team

The Administrative Support team plays a crucial role in supporting all aspects of FDM. Their key priorities include focusing on people, delivering core services, ensuring a safe environment, providing excellent customer service, leading by example, and fostering a culture of care.



The team's responsibilities encompass a wide range of tasks, such as scheduling meetings, onboarding new employees, handling recruitments and separations, coordinating interviews, managing the uniform program, overseeing professional development travel, planning and executing morale events, conducting year-end shop inventory, and sending daily "Who's Out" notifications. They are also involved in supporting the apprenticeship program, processing technology requests, reviewing and reconciling timekeeping, and providing other personnel-related assistance.

In addition to these duties, the Administrative Support team manages technology needs by maintaining and implementing iPads, cellular phones, and data integrity. They also focus on process improvement, managing the FDM website, overseeing SmartSheets usage, tracking and updating Standard Operating Procedures to maintain compliance.

Employee Support

The Administrative Support team enhances employee engagement at FDM by facilitating and collaborating on various events, trainings, and meetings. This includes organizing monthly safety meetings in partnership with Safety, Health, and Sustainability, as well as coordinating the annual safety fair. The team also plans morale-boosting activities, such as weekly stretch programs, BBQs, the annual chili cook-off, and holiday celebrations.

One of these events is the annual Halloween trick or treat walk for the Center of Children and Families. It has become a campus community event as more departments across CSUSM joined in the fun of bringing joy to the children and families including University Police Department, Safety, Health and Sustainability, CSTEM, CORP and Parking & Commuter Services.

















FDM ADMINISTRATION



Operations & Work Control Team



Work Control & Operations serves as the operational hub for FDM, handling all work requests, invoices, purchase orders, and customer communications. They support each FDM team by assigning work orders, managing payments, resolving customer issues and more. Their work is carried out with a focus on customer satisfaction, collaboration with campus partners, and compliance with both campus and the Chancellor's Office guidelines.

Their key responsibilities include collaborating with campus business partners in procurement, accounts payable, accounting, budget, self-support, and auxiliary services. They manage billing for FDM within the campus community, coordinate with the Chancellor's Office on capital project billing and funding and serve as the liaison between the campus community and facilities trades for work order intake and dispatch. Additionally, they represent FDM's customer service interface and oversee the work order management system.

FDMA Fun Fact

Every week since the groundbreaking of UVHD, the Operations & Work Control and Administrative teams has walked to the top of Parking Structure 1 to see the progress of the the growing project being overseen by PDC.





What is the difference between a **Work Order** and a **Work Order Phase**?

A **customer request** is submitted by a customer. Work Control turns that request into a **work order**. The **work order** is the whole work/project required to finish a request. The **work order** may need one or more **work order phases**, which is the specific work assigned a specific shop within a **work order**. See below for the workflow:

Customer has a **request**

Customer request is submitted

Work Control turns **customer request** into a **work order** and assigns shops

Each assigned shop will have a **work order phase**

Once all phases are completed, the **work order** is completed

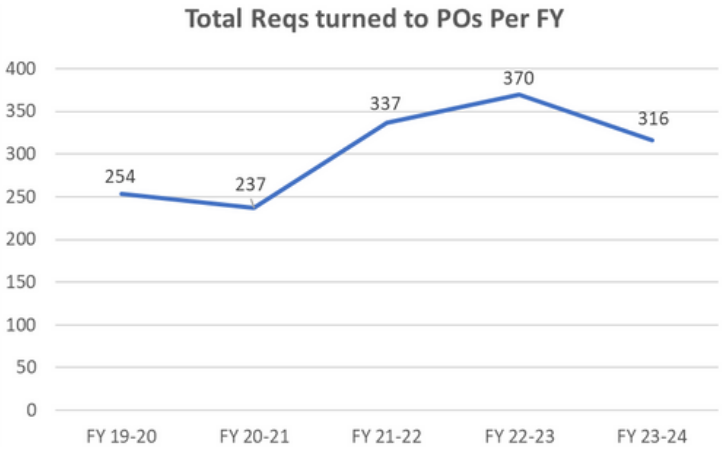
Customer will receive an email confirming **work order** was completed

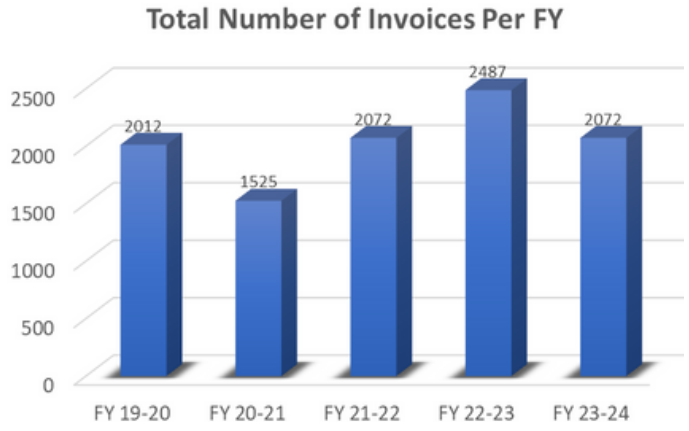


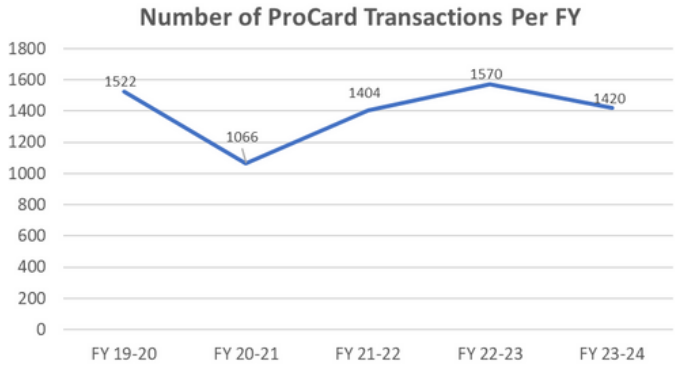
FDM ADMINISTRATION

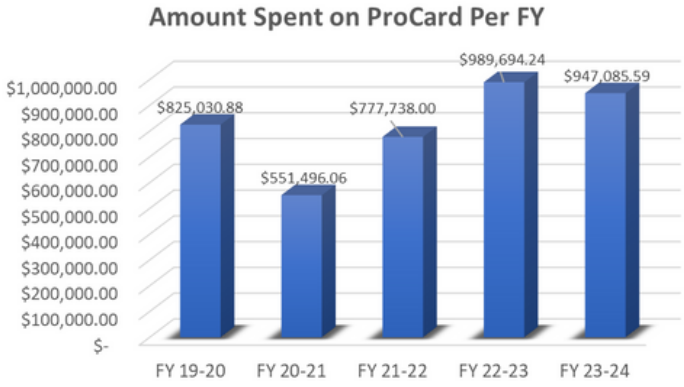
Operations & Work Control Team Stats

In FY 23-24, early efforts to create a more efficient budget led to a reduction in requisitions to POs. The invoice volume and ProCard spending also slightly decreased compared to FY 22-23, returning to levels similar to FY 21-22.

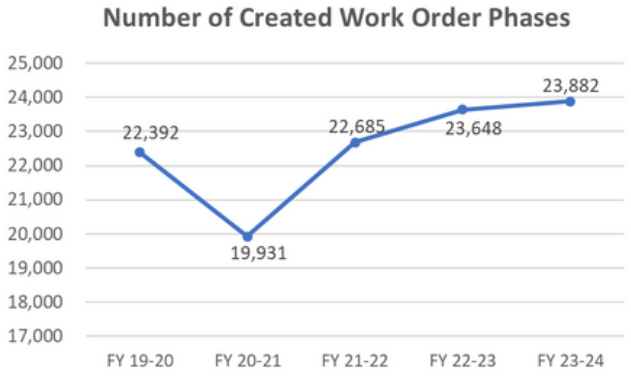


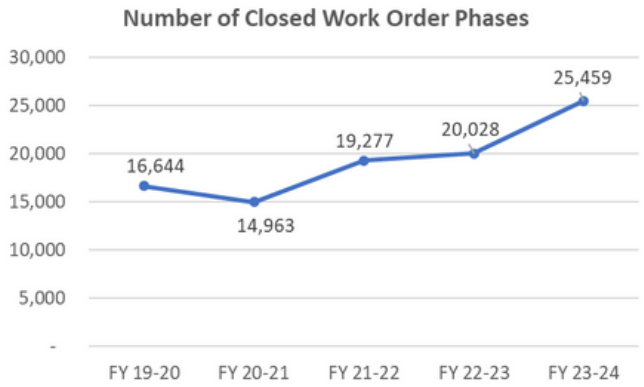






A strategic goal in FY 22-23 and FY 23-24 was to continue to increase efficiency by closing work orders in a timely fashion. We have continued to achieve success in increasing our closed work order phases over last two fiscal years.





FDM ADMINISTRATION

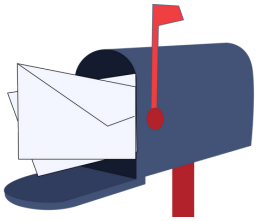


Distribution Services



Distribution Services consists of three key teams: Mail Services, Shipping & Receiving, and Property Control. Together, they serve as the central hub for all incoming and outgoing campus mail and shipments. Each team plays a vital role in the university's daily operations and is committed to delivering services that maximize the campus resources.

Mail Services



Mail Services is responsible for sorting and delivering campus mail, managing the 2 daily mail routes, and provides training to the campus community on mail policies and procedures, ensuring that faculty, staff, and students are informed about best practices for handling mail. Additionally, they handle incoming and outgoing mail through the United States Postal Service (USPS), provide mail supplies, and facilitate intercampus and business reply mail. These tasks are essential to maintaining efficient communication and mail flow across the university.

Shipping & Receiving



Shipping & Receiving is responsible for managing all types of deliveries, including standard, freight, private, and special courier shipments. They ensure that purchase orders are received and accurately processed which includes matching them in the PeopleSoft system. In addition to overseeing the shipping and tracking of campus packages.

Property Control



The Property Control team is responsible for tracking all property assets in collaboration with the campus community. They manage archive, storage and shredding services, ensure proper tagging of capitalized assets, and oversee the authorization and sale of campus property. Additionally, they provide support to both Mail Services and Shipping & Receiving when needed.

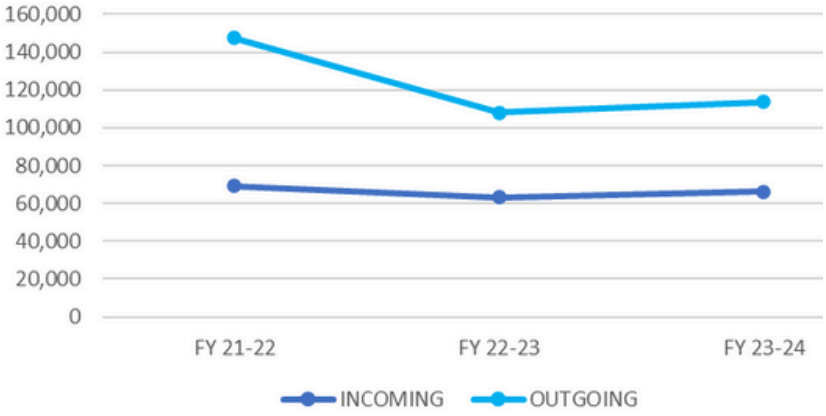
Projects - Triennial Capital Asset Inventory

As required by CSU Policy, the Property Control team worked on a comprehensive audit of campus capital assets. Assets are items valued at $5,000 or more. The massive undertaking is conducted triennially and involves contacting the custodial liaison, locating each asset, and updating the property asset inventory master list. This requires many hours and often some creative problem-solving. If an item is no longer needed, the custodial liaison must complete a form to arrange for its sale or proper disposal. Additionally, the Property Control team trains departments on the procedures for transferring, donating, recycling, and disposing of campus property. Items that are no longer required and not reusable by the campus are auctioned publicly.

FDM ADMINISTRATION

Distribution Services Stats

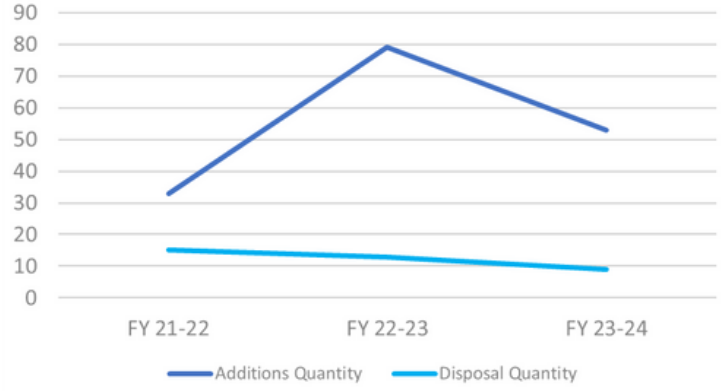
USPS Mail & Packages
Incoming and Outgoing (Pieces)
Per Fiscal Year



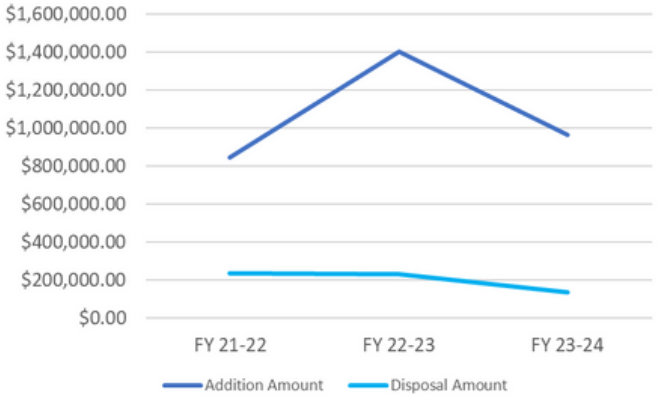
Warehouse/Delivery
Shipping & Receiving (Pieces)
Per Fiscal Year

Fiscal Year	Incoming Freight/ Packages	Outgoing UPS/ FedEx Packages
FY 21-22	23,960	N/A
FY 22-23	22,571	1,854
FY 23-24	19,603	1,994

Property Control & Capital Assets
Additions and Disposal Quantity
Per Fiscal Year



Property Control & Capital Assets
Additions and Disposal
Cost Per Fiscal Year



Property Control & Capital Assets
E-Waste in Pounds
Per Fiscal Year



* Property Control & Capital Assets
Shredded Boxes in Pounds
Per Fiscal Year



*Please note there was not shredding during FY 22/23

Energy Management & Utility Services



Energy Management & Utility Services

Energy Management & Utility Services (EMUS) is responsible for the campus utility infrastructure, energy and water usage, energy generation, and energy efficiency projects. The scope of EMUS includes the ongoing maintenance and operations of electrical, natural gas services, domestic, well, and sewer water systems, HVAC systems, elevators, boilers, air compressors, vacuum pumps, diesel generators, water chemistry, deionized water production, efforts to reduce water usage, after-hours emergency response, resiliency planning, and efforts to reduce scope 1 and 2 greenhouse gas emissions.





The EMUS team is tasked with implementing energy-efficient building control strategies, maintaining projects and equipment, and forecasting utility budgets. They also work closely with Safety, Health & Sustainability, Facilities Services, and Planning, Design & Construction to support various campus programs. Additionally, the team manages heating, ventilation, and air conditioning (HVAC) and energy projects to ensure continuous service. Their primary focus is HVAC management through the efficient operation of the Central Plant, Building Automation Systems, and all campus mechanical systems.

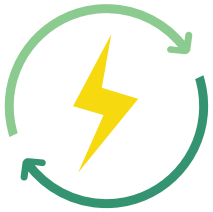
Community Partnerships

Creating and maintaining community partnerships is a strength of EMUS. Each of the partnerships plays a role in supporting the campus and campus community. Two examples of community partnerships from this fiscal year were the help EMUS lent to the students in Capstone 490 Senior Experience and providing education to Campus Connect on how buildings are heated and cooled and tours of the Central Plant & tunnels.

Energy Management & Utility Service Projects

- In Summer 2023, EMUS initiated the campus' first ASHRAE Level 2 audit. The audit was for the Arts building. This type of audit is an in-depth energy efficiency analysis which prioritizes energy efficiency projects to improve a building. In addition to the Arts Building, the takeaways are being applied to other buildings.
- Over spring break, EMUS performed a significant overhaul of the main Air Handler Unit for Science Hall 1. It was a large job with many workarounds. The team worked closely with faculty and Safety Health, & Sustainability to not disrupt any of the research in the building and ensure the fume hoods and vivarium remained operable.

EMUS Projects



- **Energy Saving Results Highlight:** An ongoing project of EMUS is to decrease both the cost and use of utilities on campus. From FY 22-23 to FY 23-24 there was a decrease in the following areas:
  - Electricity:
    - Spent $109k less.
    - Reduction in total electricity usage by 3.5% for entire campus. The reasons include energy projects and most COVID HVAC restrictions ended in January 2023.
    - The campus fuel cells generate about 40% of campus electricity using natural gas. Year over year, it became 25% cheaper to operate the fuel cells.
      - Natural gas averaged $1.41/therm in FY 22-23 and decreased to $0.89/therm in FY 23-24. (A 37% decrease in price for fuel).
      - In FY 23-24, the fuel cells generated 15% more electricity than the year before. This means the campus did not need to buy as much electricity from SDGE/Shell. The cost of SDGE/Shell electricity cost on average is 58% more per kWh than the fuel cell.
    - SDGE/Shell did increase in price from $0.28/kWh to $0.30/kWh (7%), though the cheap electricity from the fuel cells offset this increase.



  - Natural Gas:
    - Spent $501k less.
    - The price of natural gas decreased 36% year over year.
    - Reduction in total therms of natural gas usage by 4% year over year.
      - 15% decrease by the campus for heating and cooking (due to energy projects).
      - 6% increase for the fuel cells which generated 15% more electricity than the year before (fuel cells running more efficiently).



  - Water:
    - Spent $15k less.
    - The campus water usage decreased by 2.5%.
    - Water prices, $/Hundred Cubic Feet (HCF), decreased by 2.6% year over year due to a change in the tier structure.
    - Sewer usage increased 9% ($9k)
      - The meters were under-reporting and were recalibrated in September 2022 and prices remained the same.



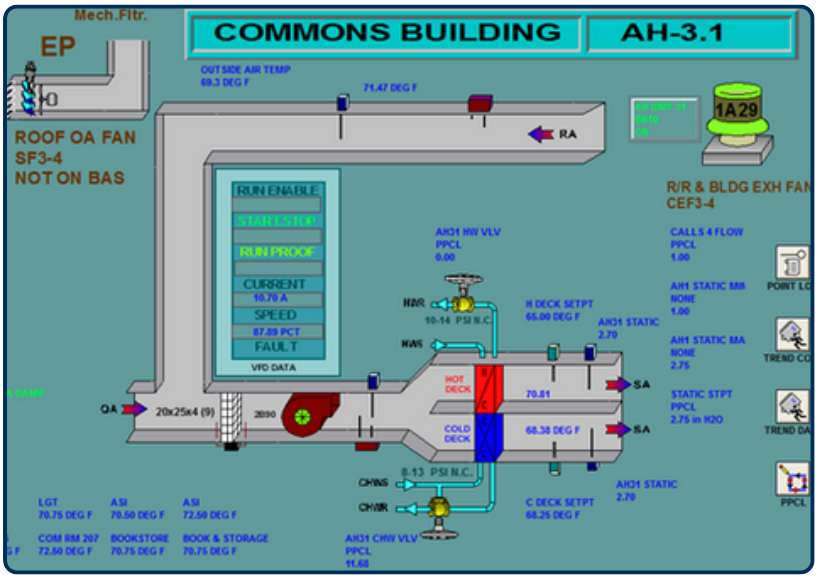
- In spring, the original makeup air units on the roof of Commons were replaced by the BSEs.
- The Central Plant team replaced the Science Hall 2 server room's HVAC system. The server room's original HVAC system was a water-cooled fan coil located above the servers. These coils were nearing the end of service life and a threat to IITS operations if they leaked. The coils were replaced with a split system A/C so water will no longer threaten the campus servers in this area.



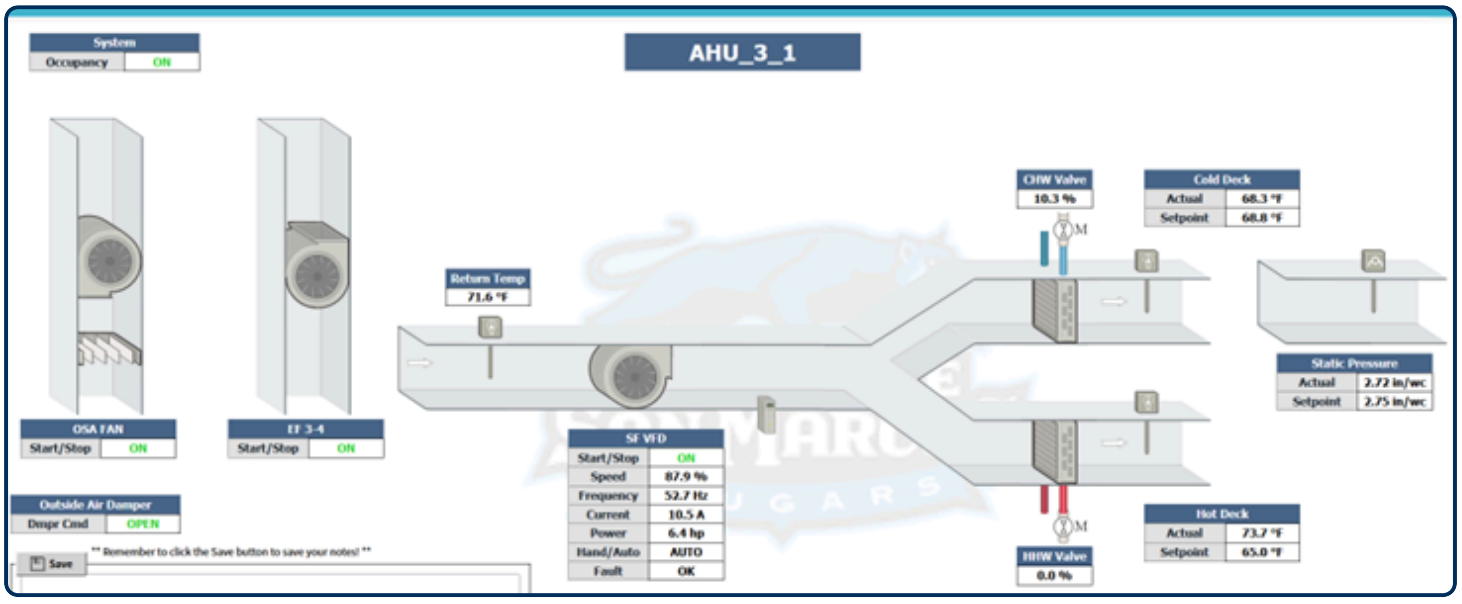
EMUS Projects

- EMUS has made significant strides in its multi-year project to upgrade the Building Automation System (BAS) which remotely controls campus lighting, HVAC, and schedules, ensuring efficient and reliable operations. The upgrade is crucial as the previous BAS is obsolete, unsupported, proprietary, and had difficult-to-procure replacement parts. The new BAS, designed to serve the campus for decades, enhances operational efficiency and compliance.

- This fiscal year within the new BAS, EMUS generated approximately half of the campus graphics, making them cleaner, more accurate, and consistent across all buildings for easier troubleshooting. The interfaces for Central Plant, ViaSat Engineering Pavilion, Markstein Hall, Academic Hall, Commons, Social & Behavioral Sciences Building, Arts Building, Sports Center, and Student Health & Counseling Services have been successfully transferred to the new system and are now live on the new server. These upgrades reflect our commitment to modernizing campus infrastructure and ensuring a sustainable future.



Old BAS Graphics



New, More Accurate BAS Graphics



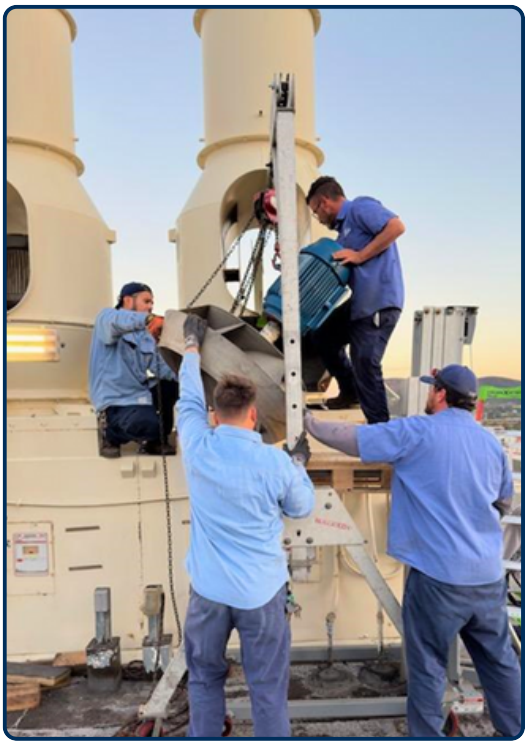
EMUS Projects

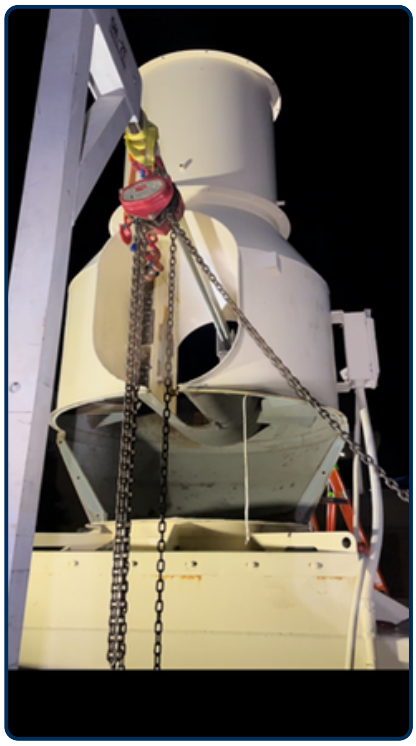
- In May 2023, a large Chilled Water leak was discovered in the 3rd floor breezeway of Arts. The Central Plant team was able to patch it and return the system to service. They then quickly developed a project to epoxy coat/replace the piping on the Arts 3rd floor and roof. The construction took about 2 months to complete and was largely done during Thanksgiving and winter break to minimize any disruptions to campus.



- In Oct and Nove 2023, EMUS replaced two 300 pound Exhaust Fan Motors at Science 2 (EF-3 and EF-4) on the roof and avoided the use of a crane precluding a large expense and campus disruption.









EMUS Projects

- A flaw in the smoking trailer's HVAC drain pans resulted in massive water damage. In October 2023, EMUS worked with the Safety, Health & Sustainability and the Carpenters to remediate the trailer and correct the drainage.



Before



After

- EMUS is actively advancing efforts to bring 2.2MW of solar generation and 4.5MWh of battery storage to campus. Over the past fiscal year, the department collaborated with stakeholders across campus to determine the needs of the project. The Request for Proposals, a formal process for asking for bids for large projects, was posted in June 2024 with a target construction date of 2026. This project will help the campus meet its greenhouse gas emissions reduction goals, is pivotal for the campus to meet zero net energy and will shelter the campus from future inflationary energy costs for the next 30 years.

- Over winter break, EMUS replaced the aging Clarke Field House chiller, CHW pumps, and VFDs. The building's controls were also reprogrammed using our new BAS system so that the building is as energy efficient as possible.



Before

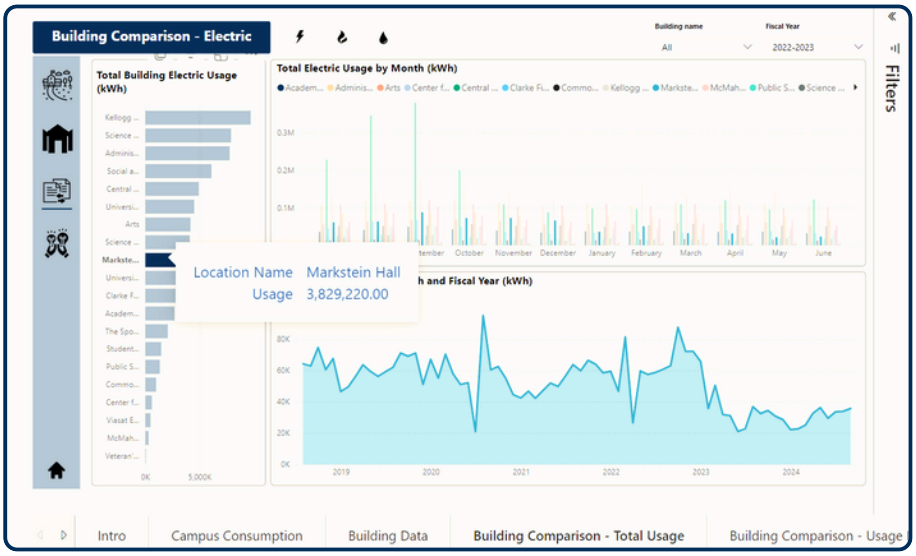


After

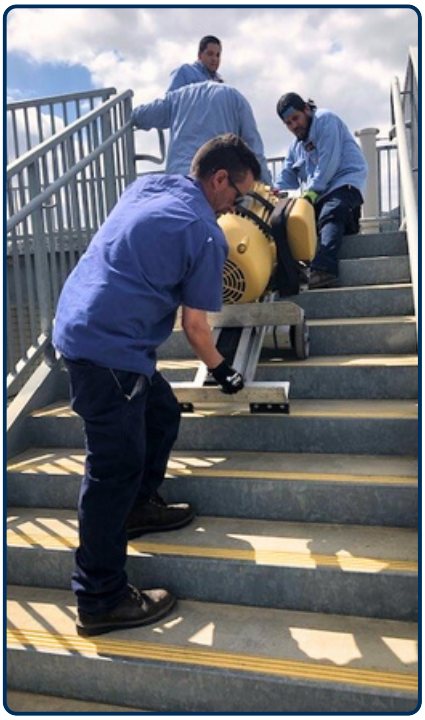


EMUS Projects

- In January 2023, EMUS launched an online, interactive portal (available on the website) for monitoring campus utility usage (electricity, natural gas, and water).
    - Includes data starting in fiscal year 2018-2019 until present day.
    - User can edit the interactive portal to show any desired data for any time range, including individual and comparing buildings.



- In May 2024, EMUS replaced a failed motor on the Extended Learning Building (ELB) roof. Impressively, they delivered a 600-pound motor safely to the roof without using a crane. Additionally, they completed a complementary project by installing shaft grounding kits on the other rooftop motors, to prevent the same type of failure from happening again.







Planning, Design & Construction



Planning, Design & Construction

Planning, Design & Construction (PD&C) is dedicated to creating environments that foster learning, interaction, innovation, and collaboration, in alignment with the vision, values, and goals of CSUSM. The PD&C team is comprised of Project Management, Campus Planning, Campus Signage, and Campus Moves & Reconfigurations. These groups work together, alongside the campus community, external partners, and vendors, to deliver the highest quality of service.

In addition to overseeing all campus construction projects, PD&C manages relocations, reconfigurations, and the addition or removal of office furniture.

Meet the Team



Project Managers oversee the construction management, resource management, and guide building design while ensuring code compliance and construction safety. They manage all aspects of project execution, coordinating efforts to deliver successful outcomes.

The Campus Planner focuses on master planning, space utilization, and SFDB (Space and Facilities Database) reporting. They manage space, make interior design decisions, and handle long-range capital planning while ensuring CEQA compliance. Additionally, they provide annual reports to the Chancellor's Office.

Campus Signage focuses on campus and building wayfinding, ensuring clear and effective navigation throughout the university. They handle signage requests, manage as-built documentation, and process document requests.



Campus Moves & Reconfigurations manages space planning, campus move requests, and furniture management. They ensure code compliance, maintain campus standards and relocations of furniture, and coordinate furniture donations to Mexico.

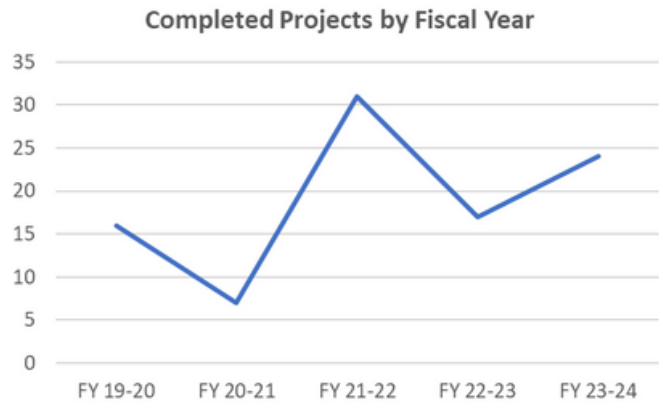
Campus Partnerships

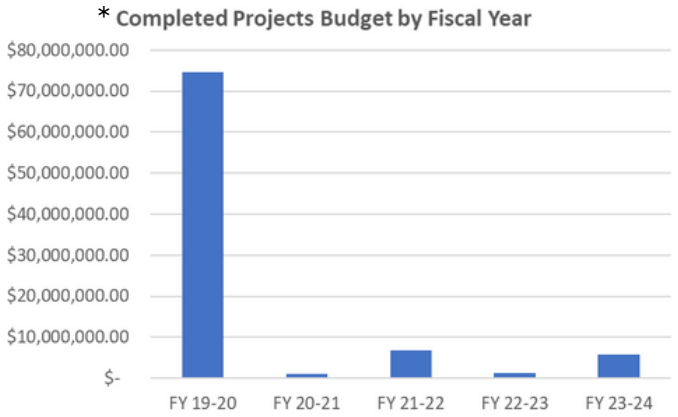
Throughout the fiscal year, PDC collaborates with various campus departments to address requests and support future campus improvements. This year's notable partnerships include the College of Science, Technology, Engineering, and Mathematics (CSTEM), which played a key role in proposing the Integrated Science and Engineering Building (IS&E). PDC also partnered with the Library to create "The Makery," a creative space within the Library. Additionally, PDC worked with the Corporation to successfully launch the University Village Housing and Dining (UVHD) project.

PLANNING, DESIGN & CONSTRUCTION

Project Data

In FY 23-24, there was an increase in the number of completed projects for a total of 24 with a combined budget of $5,841,021.00. These included 23 minor capital projects and 1 major capital project. Some completed projects included the Ducted Fan Project, Science Hall 1 207 & 209 HVAC, Batters Eye Screen Replacement and the Maker Space (The Makery).





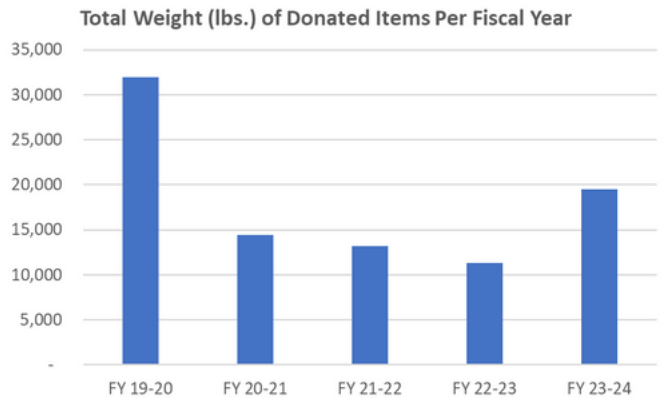
**In FY 19-20, there was a large increase due to the completion of the Extended Learning Building.*

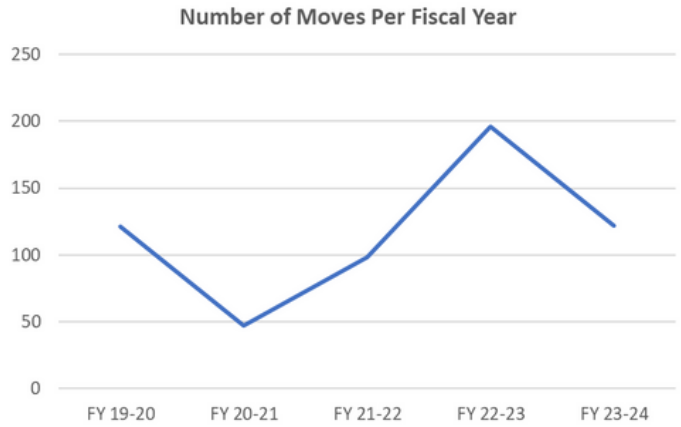
During 23-24, there were a total of 72 active projects, split out in 65 minor capital projects and 7 major capital projects.

One of the active major capital projects is the Integrated Science and Engineering building which is a proposed new 70,000 GSF/47,655 ASF building that will provide state of the art facilities for teaching, learning, and research, featuring integrative innovative technology and flexible configurations for classrooms and laboratories. Design work began in hoped of the campus receiving funding for construction.

Move Data

The Moves team was busy this fiscal year with 122 moves and a total of 55 move days. They were also able to donate over 19,505 pounds of items, in support of our campus strategic goal of sustainable practices.





Note: During FY 22-23, the number of the campus moves doubled from the prior year due the West Facade Replacement of the Administrative Building, since then moves have returned to historical quantities.

PLANNING, DESIGN & CONSTRUCTION



Planning, Design & Construction Highlight

University Village Housing & Dining

The University Village Housing and Dining (UVHD) project is a new ground up affordable housing and dining facility. It will provide 555 residential beds and a 10,000 sf dining facility. In FY 23-24 the UVHD project installed storm drain, sewer, domestic water, fire water, electrical and data infrastructure, imported fill soil, setup temporary power, prepared for the tower crane and vertical construction. In FY 24-25 the project will be permitted to go vertical and complete in Fall 2026. During the preparation, we were able to save and relocate 17 trees in line with our sustainability goals and commitment to our campus arboretum.







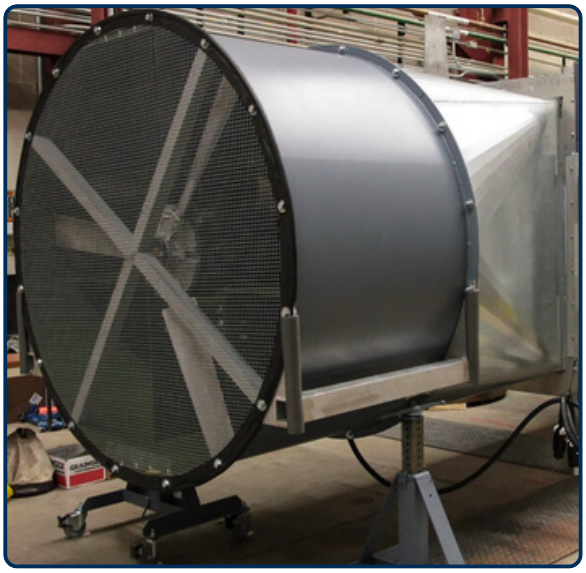
PLANNING, DESIGN & CONSTRUCTION



Planning, Design & Construction Projects

Ducted Fan

This project included the transportation and storage of a massive 5-foot diameter ducted fan/diffuser, essential for air stream and wind tunnel experiments, which will be housed in the CSTEM storage container situated in the storage lot.





Science Hall 1 207 & 209 HVAC

This project was created to rectify HVAC deficiencies in Science Hall 1 rooms 207 and 209. It included the development of construction documents, permit documents, and performance of HVAC retrofit to address the deficient supply/exhaust capacities. There was an installation of a new rooftop air handling unit, new fume hood, piping, supporting mechanical shaft, and controls to serve Science Hall 1 rooms 207, 209, 209A, and 211.







Batters Eye Screen Replacement

The Batters Eye Screen Replacement project replaced the existing failing Batter's Eye (screen) at the baseball field. The scope of work included demolition and removal of existing posts and screen system, installation of new foundations, structural posts and bracing needed for new screening. The new Batter's Eye provides necessary safety for the batter by creating a dark surface to allow the batter to see the ball against and mitigates further issues of a failing screen that posed life/safety issues.







Kellogg Library Maker Space (The Makery)

The Kellogg Maker Space project included a renovation of the existing Kellogg 2nd floor Media Library Study area into a Maker Space that facilitates group collaboration, communication and brainstorming amongst students on campus. The project's initial scope included the removal of existing unused furniture and shelving, removal of an existing greeting desk, additional electrical outlets, installation of new doors, new carpet and fresh paint throughout the space, addition of new furniture intended for student collaboration and the addition of Maker Space equipment for student use. The Facility Services teams handled a significant portion of the work required to complete this project.









Facility Services



Facility Services

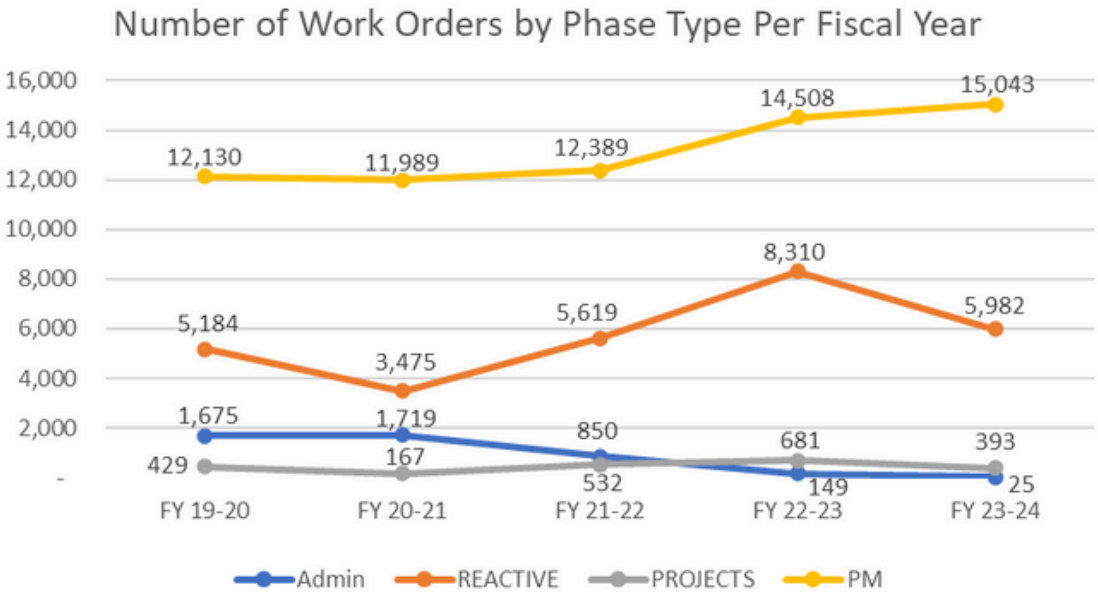






Facility Services (FS) is dedicated to maintaining a clean, sustainable, and supportive environment for students, faculty, and staff, and also committed to delivering high-quality facility maintenance, operations, and support services. FS plays a crucial role in making the university a top choice and enhancing the overall learning experience. Each team within FS is specialized to effectively address the unique needs of campus cleanliness and maintenance. Preventative and deferred maintenance (DM) are always top priorities.

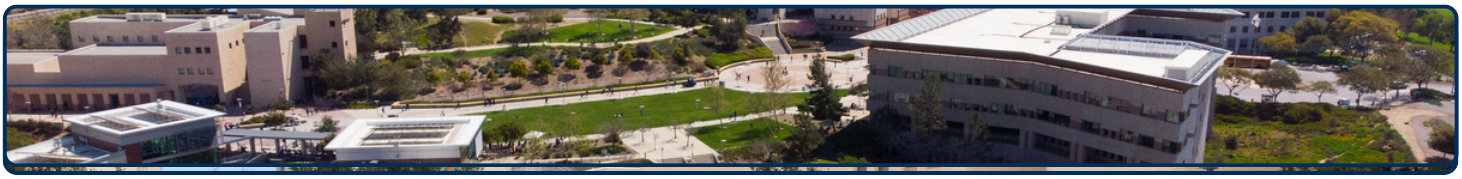
The Facility Services team consists of the Building Maintenance Shop, Automotive Shop, Custodial Services, Laborers, Electrical Shop, Plumbing Shop, Grounds Shop, Paint Shop, Carpentry Shop, and Lock Shop. Together, they are responsible for a wide range of services, including preventative maintenance, daily building upkeep, customer requests, automotive maintenance and sourcing, custodial services, electrical and plumbing maintenance, groundskeeping, painting, carpentry, key and lock services, deferred maintenance, and capital renewal planning. This comprehensive approach ensures the campus remains functional, safe, and welcoming for all.



In FY 23-24, there was a slight rise in PM work orders, and a decrease of reactive, project, and admin work orders. The rise in PM work orders comes from our goal to provide maintenance to campus before a reactive work order is needed. Reactive work orders are in alignment with previous year's numbers.

FS currently manages 2,455,156 square feet of campus space at an Association of Physical Plant Administrators (APPA) Level 2 standard. As the campus population continues to grow, the square footage available per student decreases, leading to higher campus density. This increased density places significant demand on the use of doors, elevators, restrooms, furniture, flooring, and other building components. It also impacts the maintenance of landscapes, athletic fields, roads, and parking lots. Compared to universities with similar institutional profiles, CSUSM is considered a densely populated campus.

FACILITY SERVICES



Facility Services Arboretum



As CSUSM has transitioned from a small campus to medium-size campus, it has undergone exciting changes and advancements. One development is the addition of the campus Arboretum, which promotes sustainability, education, conservation, and community involvement. This achievement was completed in partnership with Safety, Health, and Sustainability and in line with FDM's and CSUSM sustainability goals. Read more about the Arboretum in the FDM Highlight section found on page 28.

Facility Services Customer Requests



Many customer requests require one or more shops specifically in Facility Services. The customer requests involve collaboration among the shops, each contributing its unique expertise to complete the request. Examples of these requests include patching drywall and painting, installing keypads and noise machines, adding electrical outlets, landscaping specific areas around campus such as at the Athletics' fields or the Track, adding or removing doors and walls, installing carpet and cove bases, hanging pictures or whiteboards, installing hydration stations, and cleaning up spills. This teamwork ensures that all requests are managed and completed efficiently and effectively.













Customer Requests and Preventative Maintenance Examples

- In May 2024, a leak occurred in a section of chilled water piping above the ceiling at the bookstore that was scheduled to be replaced the following week. Many trades from both FS and EMUS were dispatched to address the issue. The BSEs isolated the leak, the Plumbers cut and replaced the pipe, the Electricians assessed for water damage to circuits, the Maintenance Shop covered the shelves with Visqueen to protect merchandise, and the Custodians promptly began and finished remediation.







- After Hurricane Hilary, CSUSM had excessive flooding in the Practice Field. The Plumbers pumped out the water over a period of three days.



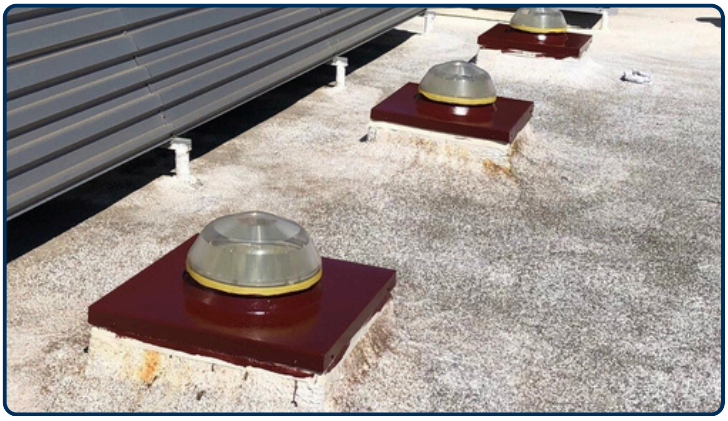
FACILITY SERVICES

- The Landscape team installed storm drains at the sports fields.

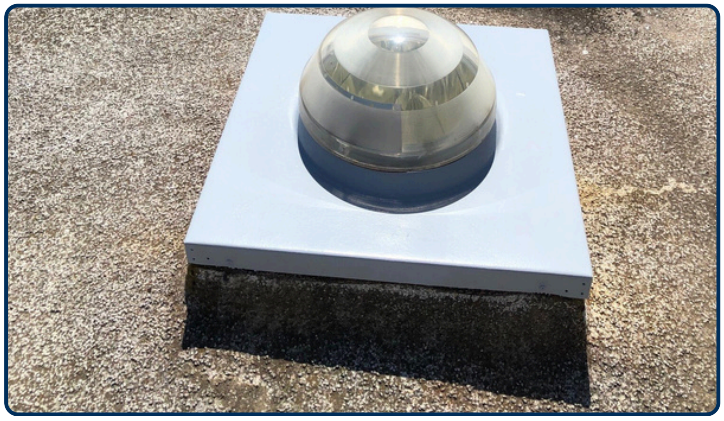




- The Paint shop completed metal restoration on the Public Service Building solar tubes.

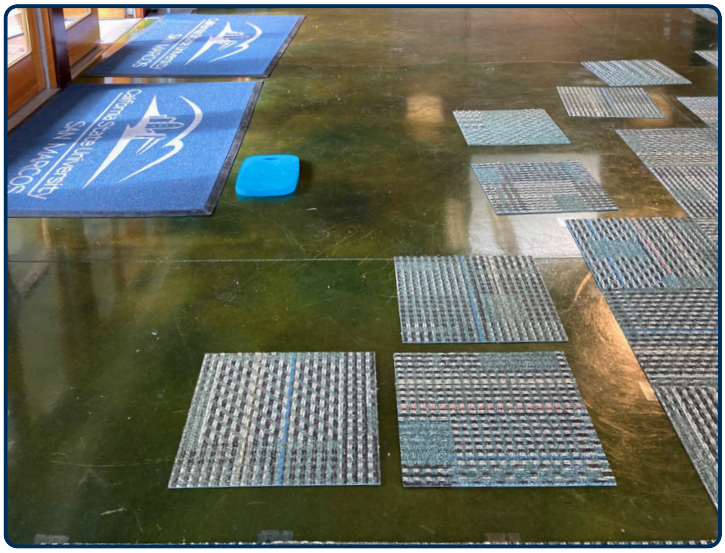


Before



After

- Events and Conference Services requested for carpet to be placed in the Great Room in the MaMahan House. The Carpentry shop installed carpet that matched with the McMahan House Reading Room, Tower and library Room.





Deferred Maintainance

Deferred Maintenance

Each year, the campus allocates approximately $770,000 to FDM for deferred maintenance projects. These funds are used to complete high-priority projects within the fiscal year's budget. Projects exceeding this budget are deferred to the Five-Year Capital Plan, where funding requests are submitted to the Chancellor's Office.

The goal of this process is to take a comprehensive approach to coordination and planning, maximizing available resources to reduce CSUSM's deferred maintenance backlog. This data is essential for securing funding to ensure campus systems remain operational beyond their expected lifespans.

All FDM Directors collaborate throughout the year to review and prioritize the campus' deferred renewal and maintenance (DM) needs. Through systematic meetings, they present, evaluate, and rank projects based on priority and funding availability.

This process is aligned with the annual Facilities Renewal and Capital Improvement Plan, which is used by the Chancellor's Office to fund large-scale DM projects.

Facility Services Deferred Maintenance Projects

Multi-Year Tunnel Pipe Support and Insulation Repair

The Multi-Year Tunnel project included repairing damaged pipe supports, improving piping insulation, replacing of worn landmark markers and building signage, and painting the natural gas lines.





Campus View Drive Roadway Repair

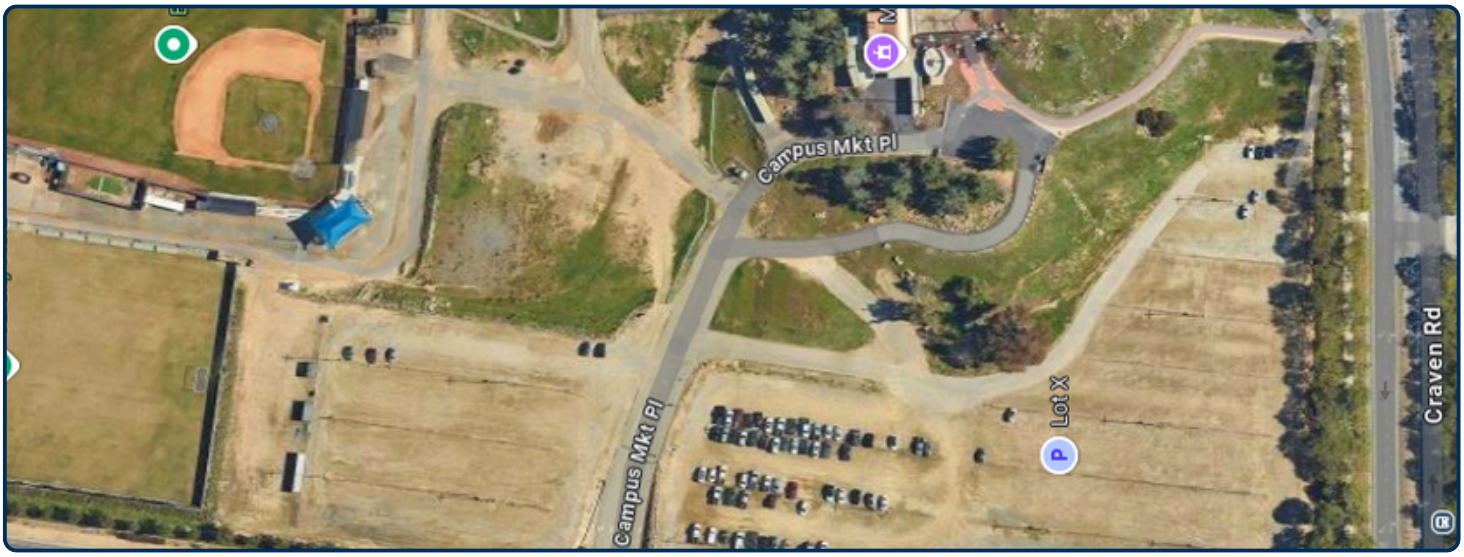
The Campus View Drive Roadway Repair project included repairing several areas where trees were uprooting the road and causing cracks.



DEFERRED MAINTENANCE

Fence and Gate Repair Around the Athletic Area

The Fence and Gate project included repairing the fencing and gate surrounding the area between Lots X, Y, and Z and the athletics' fields.



More Deferred Maintenance Projects from FY 23-24 - Scope and Cost

Project Name	Scope	Current Cost
Central Plant - Boiler / Generator Upgrades (TOCA)	Replace existing boiler in Central Plant with new more efficient boilers. Add generator to back up CP critical systems.	$1,986,000.00
University Hall A/C Replacement	Replace aging IDF A/Cs in U-Hall rooms 232, 332 and 432.	$35,000.00
Markstein Carpet Replacement	Several classrooms in Markstein Hall have carpet that is deteriorating and coming unglued from the floor base and causing trip hazards. The carpet needs to be replaced.	$250,000.00
Paint Railings and Building Steel Campuswide	Sand blast, prime, and paint building metal and handrailing's campus wide.	$300,000.00
Science Hall 1 207 & 209 HVAC Retrofit	Develop construction documents, permit documents, and perform HVAC retrofit to address deficient supply/exhaust capacities. Install new rooftop air handling unit, ductwork, piping, and controls to serve Sci 1 207, 209, 209A, and 211 spaces.	$772,000.00

FDM Highlights



FDM Highlights

Fiscal year 23-24 showcased the successes and achievements made possible through close collaboration across various administrative areas, from strategic planning to project execution and emergency response. These collective efforts were instrumental in prioritizing and completing projects, ensuring customer satisfaction, and maintaining the beauty of our campus.

The Arboretum and Tree Campus

This fiscal year, CSUSM achieved both a Level 1 Arboretum Accreditation and the Tree Campus Higher Education recognition. FDM, in partnership with SHS, faculty, and other staff worked together over the past few years to put CSUSM on the map as a "Tree Campus".



The CSUSM Arboretum is located in the developed areas of campus and encompasses about 150 acres. A person can go on a walking tour of the arboretum, utilizing the QR codes on the plant plaques to access the campus website to learn more about the campus trees, plants and vegetation. The tour can be found on the Campus App. FDM is responsible for maintaining, caring, planning, designing, and construction of arboretum.

The arboretum mission is to 'provide opportunities for education and recreation for members of the campus and local communities.' This is achieved through five objectives:

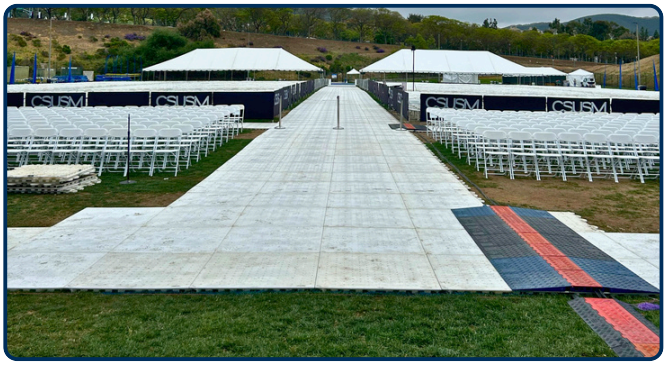
- To preserve and care for the existing trees and landscape on campus.
- To promote a resilient and diverse campus tree collection.
- To educate visitors about climate-appropriate and drought tolerant tree species, indigenous trees, general tree care and maintenance, and the benefits provided by trees.
- To provide outdoor education and research opportunities for members of the CSUSM community.
- To foster community involvement with organizations or individuals outside of the CSUSM campus through events, donations, volunteer opportunities, or other activities.

FDM HIGHLIGHTS

Biannual Commencements

Annually, FDM collaborates with the campus community to set up, break down, and provide essential support during the May commencement celebrations. This fiscal year, CSUSM added an additional commencement in December to accommodate the growing number graduates. FDM worked closely with campus to ensure a seamless experience for all who attended, from set up to tear down, helping make the first inaugural December commencement a huge success. Commencement celebrations represent the culmination of all CSUSM does, the why behind all the hard work, to honor student success, colleagues, families, friends, and future generations. FDM is proud to be part of making it possible.















CSUSM and FDM

FDM strives to enhance building operations while aligning with CSUSM's objectives, including promoting sustainability and fostering collaboration spaces among faculty, students, and staff. This commitment enables FDM and CSUSM to optimize campus facilities and create new spaces to accommodate our growing community. By addressing annual deferred maintenance, we ensure that our buildings remain safe, reliable, and extend their lifespan. Every initiative undertaken by FDM is driven by teamwork that ultimately contributes to student success. This collective effort strengthens the university as a whole, creating one CSUSM.