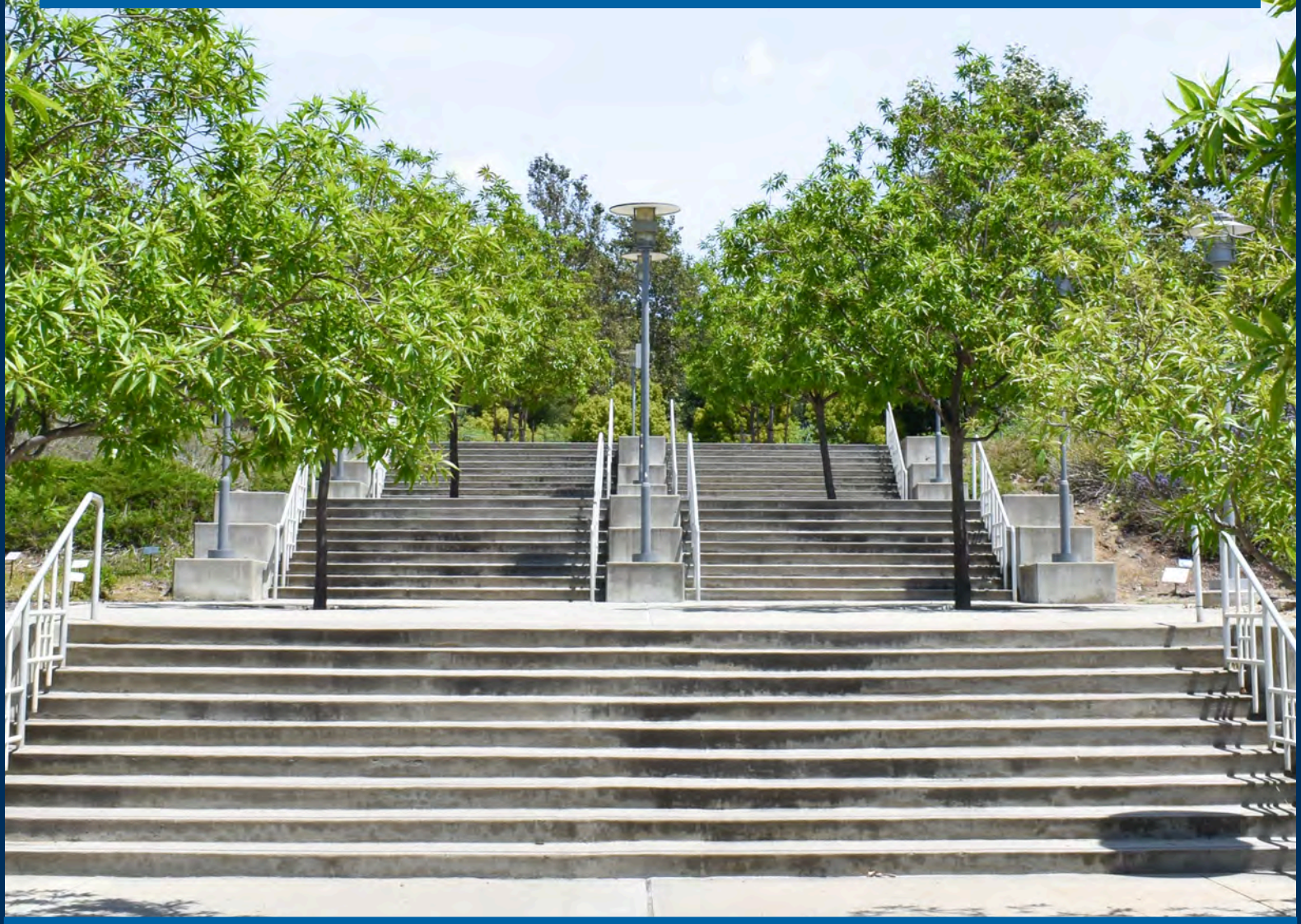
CSUSM ANNUAL FACILITIES REPORT FY 24-25



California State University
SAN MARCOS



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A MESSAGE FROM THE AVP



As we close another fiscal year, I continue to be inspired by the dedication and resilience of our Facilities Development and Management (FDM) team. This year brought both challenges and opportunities, and our collective response has been nothing short of exceptional.

From advancing our campus infrastructure to refining our operational strategies, FDM has remained steadfast in its commitment to supporting CSUSM's mission. Our work is more than construction and maintenance, it's about creating environments where students, faculty, and staff can thrive.

Among our proudest achievements this year:

- We celebrated continued progress on Black Oak Hall and Kwiila Dining, our campus' newest residence and dining space, which are already transforming the student experience.
- We broke ground on the Integrated Science and Engineering Building, a milestone that marks our commitment to academic excellence and innovation.
- We maintained a strong focus on deferred maintenance projects, ensuring that our existing infrastructure remains safe, functional, and future-ready for our growing campus.

These efforts not only improve campus safety and functionality but also reflect our proactive approach to long-term asset stewardship. Every project we undertake is rooted in a vision for sustainability, accessibility, and strategic growth.

Internally, we've strengthened our processes, from budget and project planning to cross-functional collaboration, ensuring transparency, accountability, and alignment across departments. Our partnerships with Academics, Finance, Procurement, Sustainability, and other campus units have been instrumental in delivering results that benefit the entire CSUSM community.

Looking ahead, I am confident that FDM will continue to lead with purpose, innovation, and care. Our team's unwavering commitment to excellence is the cornerstone of our success.

Thank you to every member of our team and our campus collaborators. Your contributions build more than facilities—they build the future of CSUSM.

Mark Norita
ASSOCIATE VICE PRESIDENT

FDM Administration



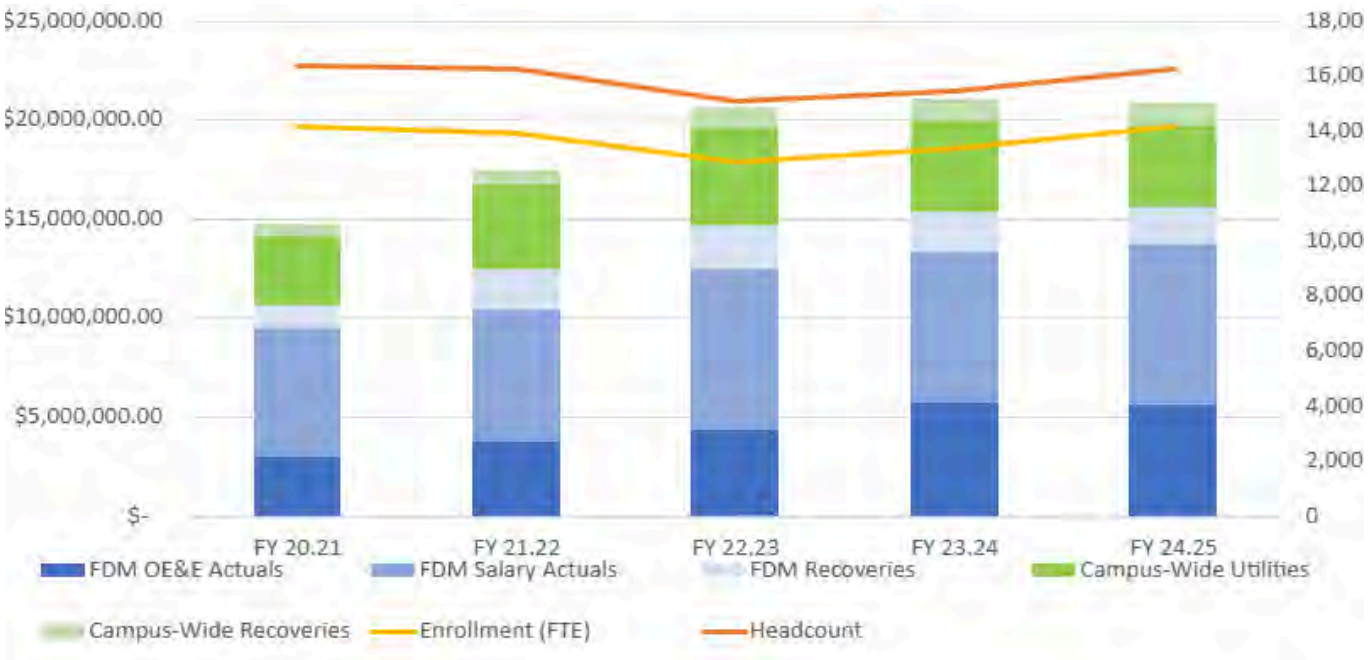
FDM Administration

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 $17.8M 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.



FDM Actuals and Enrollment



Since FY20-21, the journey to reestablishing the base budget in line with enrollment figures and the rising costs of services and goods has proven to be quite challenging. Year after year, CSUSM has stood out as one of the few CSUs experiencing an increase in enrollment, even in the aftermath of the COVID-19 pandemic. Budget challenges are anticipated to persist for the coming years, and FDM is committed to proactively and strategically utilizing available funds to address our aging infrastructure that is being used more frequently.

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, scheduling meetings and conducting year-end shop inventory. They are also involved in supporting the apprenticeship program, processing technology requests, reviewing and reconciling timekeeping, and providing other personnel-related assistance.

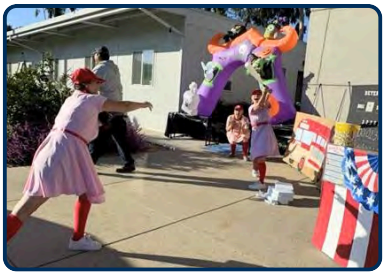
This fiscal year they helped with the change of our uniforms and increased support to 3rd shift staff and management. One of the large projects untaken by the team was the changing out of our cell phones. All flip phones were replaced with "first responders emergency network service safety devices" to better support the safety and operations of the teams.

Employee Support

The Administrative Support team at FDM plays a key role in cultivating staff engagement by coordinating and supporting a wide range of events, trainings, and meetings. Their efforts include organizing monthly safety meetings in collaboration with Safety, Health, and Sustainability, as well as coordinate the annual Safety Fair. The team also leads morale-boosting initiatives such as weekly stretch sessions, BBQs, and holiday celebrations.













A standout event is the annual Halloween Trick-or-Treat Walk for the Center for Children and Families. What began as a department-led activity has grown into a campus-wide tradition, with enthusiastic participation from groups across CSUSM—including the University Police Department, Safety, Health and Sustainability, CSTEM, CORP, and Parking & Commuter Services—bringing joy to children and families alike.

FDM ADMINISTRATION



Operations & Work Control Team



Work Control & Operations serves as the operational hub for FDM, handling all budget planning and support, 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.

Campus Connect

One of CSUSM's most valued traditions is the Campus Connect program—a year-long initiative that brings together individuals from across the campus community to explore and learn about the university's various departments and programs. This fiscal year, one of our analysts had the opportunity to participate in the program.

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

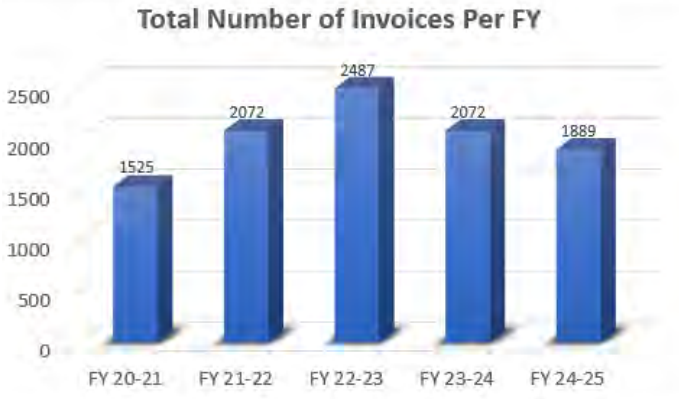


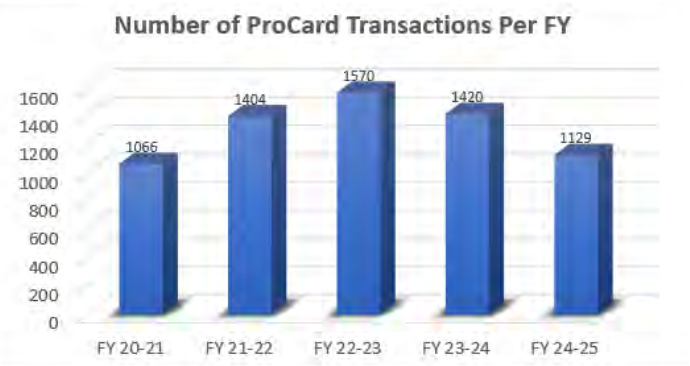
FDM ADMINISTRATION

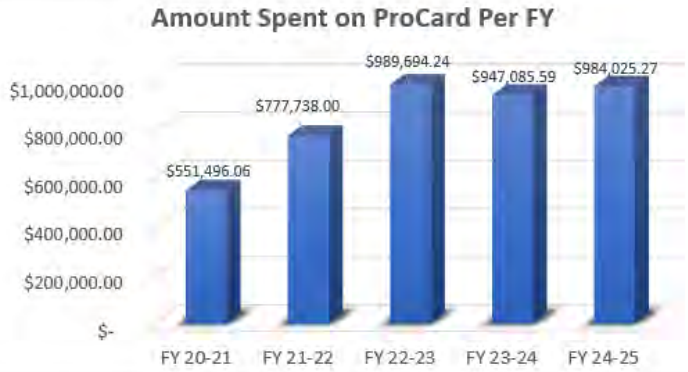
Operations & Work Control Team Stats

In FY 24-25, the campus supported a systemwide initiative to move from the Common Financial System (CFS) to Procure To Pay (P2P), this change in procurement platforms midyear created an increase in annual requisitions due to the need to do work twice. The new system also included the elimination of direct pay which increased our PO issuance. The invoice volume continues to decline due to improved purchasing efforts. ProCard spending also slightly increased however the number of sales decreased due to improved procurement strategies.

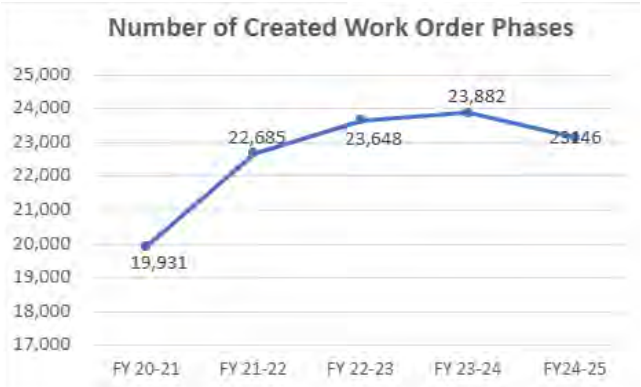


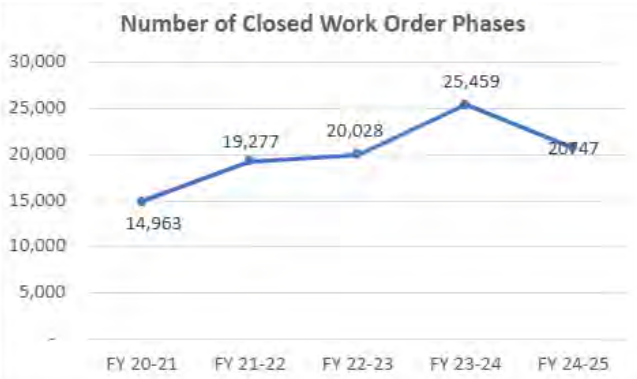




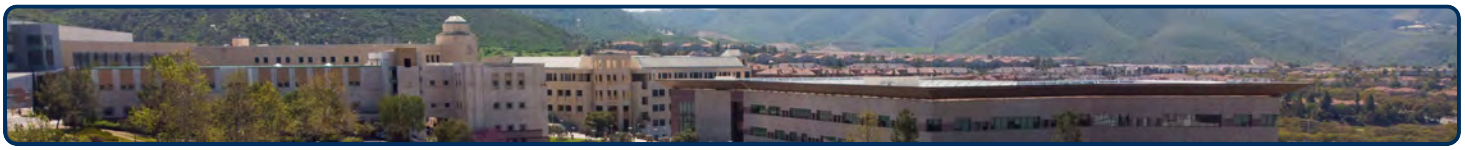


A strategic goal in FY 23-24 was to continue to increase efficiency by closing work orders in a timely fashion. Since the focus on review and prompt closure, we have returned to levels consisntent with expectations.





FDM ADMINISTRATION



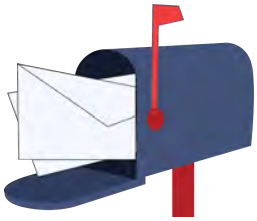
Distribution Services



Distribution Services is made up 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, shipments, and asset management. Each team plays an essential role in supporting daily university operations and is committed to delivering efficient, reliable service that helps maximize campus resources.

Mail Services

Mail Services is responsible for sorting and delivering campus mail, managing two daily mail routes, and providing training on mail policies and procedures. This ensures that faculty, staff, and students are informed on best practices for sending and receiving mail. The team also handles all incoming and outgoing USPS mail, provides mail supplies, and facilitates intercampus and business reply mail—keeping campus communications running smoothly.



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.



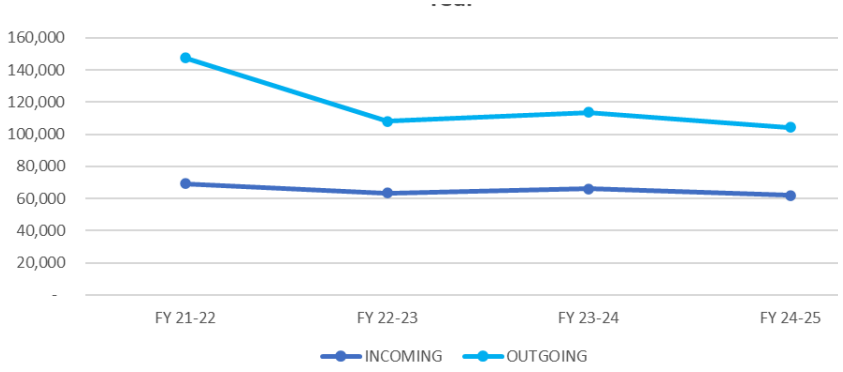
Projects - Triennial Capital Asset Inventory

As required by CSU Policy, the Property Control team completed a comprehensive audit of campus capital assets in collaboration with VP office and campus stakeholders. Assets are items valued at $5,000 or more. The massive undertaking is conducted triennially and involves working with 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 can be auctioned publicly by the Property team.

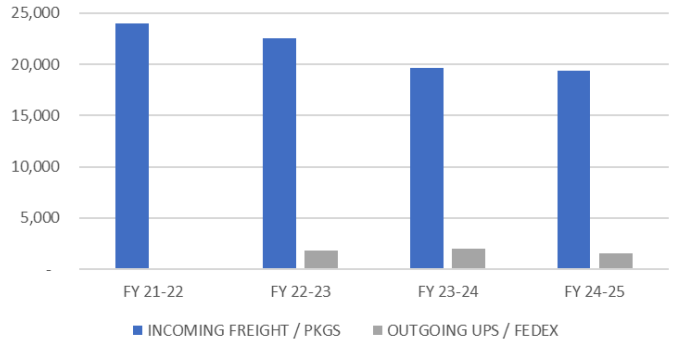
FDM ADMINISTRATION

Distribution Services Stats

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



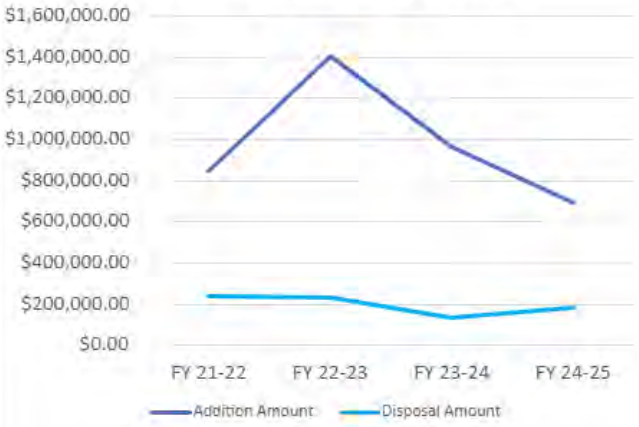
Warehouse/Delivery
Shipping & Receiving (Pieces)
Per Fiscal Year



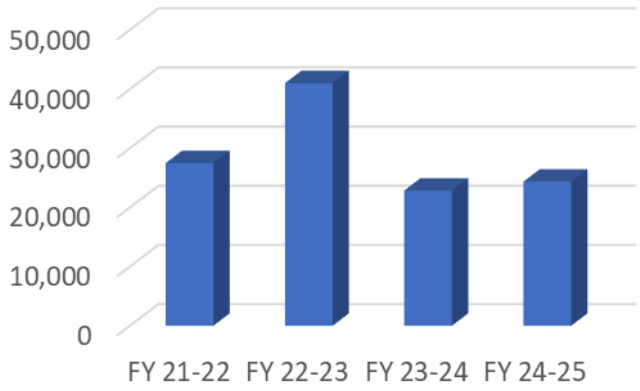
Property Control & Capital Assets
Additions and Disposal Quantity
Per Fiscal Year



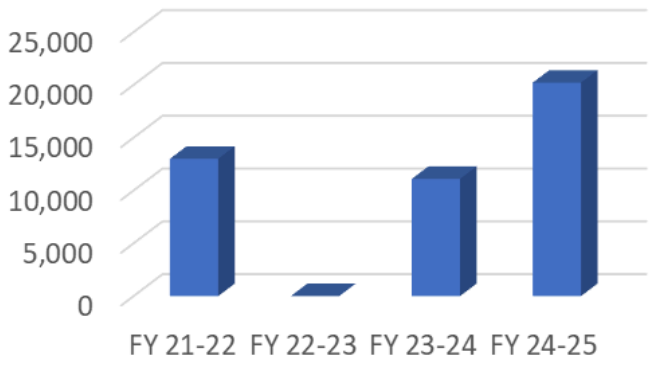
Property Control & Capital Assets
Additions and Disposal
Cost Per Fiscal Year



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



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



Energy Management & Utility Services



Energy Management & Utility Services



Energy Management & Utility Services (EMUS) oversees the campus utility infrastructure and plays a critical role in managing energy and water usage, utility operations, and sustainability-focused initiatives. The team is responsible for the operation and maintenance of key systems, including electrical and natural gas services, domestic and well water, sewer systems, HVAC, elevators, boilers, air compressors, vacuum pumps, diesel generators, water chemistry systems, and deionized water production.

EMUS also leads campus efforts to reduce water consumption and greenhouse gas emissions (Scopes 1 and 2), while supporting resiliency planning and after-hours emergency response. Their work ensures that vital utility systems remain safe, efficient, and reliable.

The team develops and implements energy-efficient building control strategies, maintains equipment and infrastructure, and forecasts utility budgets. They collaborate closely with Safety, Health & Sustainability, Facilities Services, and Planning, Design & Construction to support university-wide initiatives. A core responsibility is the management of heating, ventilation, and air conditioning (HVAC) systems, with a focus on maximizing efficiency through the operation of the Central Plant, Building Automation Systems, and all campus mechanical systems.

Utility Savings

The EMUS team spent a lot of effort addressing HHW issues and making changes to the programming. Their hard work reduced the campus' natural gas usage by 20%! This decreased our utility bills by $40k.

Grants

EMUS applied for and was awarded a grant as a subrecipient with Berkeley Labs. Starting in 25/26, we will partner with Berkeley Labs for $130,000 in CEC grant funding to upgrade our BAS programming and controls. The Arts Building will serve as the pilot site, receiving advanced energy-efficient control sequences and hardware. The final product is designed to be scalable and replicable across campus.

Energy Management & Utility Service Projects

The EMUS department 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 was 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.

To date, we have generated and integrated all campus graphics except for the Science Buildings, making them cleaner, more accurate, and consistent for easier troubleshooting. These upgrades reflect our commitment to modernizing campus infrastructure and ensuring a sustainable future.



Blue Bolt Benches

- In April 2025 FDM partnered with the CSUSM Corporation and installed five Blue Bolt solar-powered benches across campus. These benches offer device charging and illuminated seating at night, creating more functional, inviting outdoor spaces.







Repiped the Arts Chilled Water Pump header and tunnel

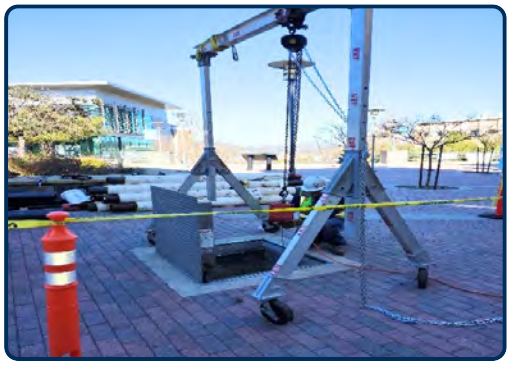
- The BSEs and Plumbers replaced the CHW pump header in Arts. At the same time, we managed a Job Order Contracting project to replace 275 feet of corroded 8” CHW piping in the tunnel and Arts pump room



The old pipes



Working on the pump header



Lowering pipe into the tunnel



The finished pump header

ENERGY MANAGEMENT & UTILITY SERVICES



Replaced ViaSat Engineering Pavilion's (VEP) AC #5 and #6 In-house

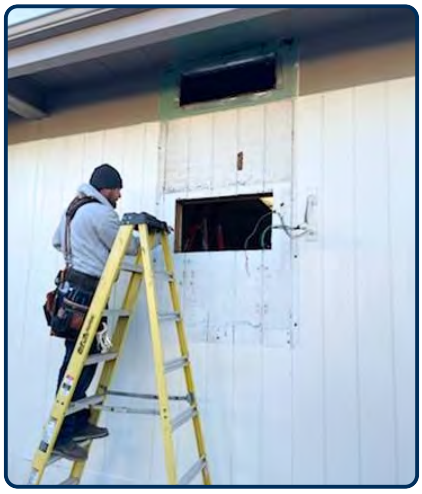
- Over winter break EMUS replaced the aging AC #5 and AC #6 units at VEP. This was a major undertaking that involved coordinating crane lifts, fabrication of sheet metal and integration of the new units into our Tridium BAS, all tasks were completed by in-house staff.
- Completing this project in-house saved the campus around $130k in contractor markups, labor, and JOC fees.





Replaced Woodland Valley Middle School's Trailer's HVAC Unit

- The EMUS team replaced the failed HVAC unit at the Woodland Valley Parkway Middle School over winter break.





Refurbished the ACD AHU#4

- In July, the BSEs overhauled the aging AHU #4 in ACD. They did it in-house ensuring reliability for many years and cost savings.







ENERGY MANAGEMENT & UTILITY SERVICES



Replaced Cooling Tower piping at the Central Plant

- Over Veteran's Day Weekend, the Central Plant team worked multiple shifts to repair and replace the 18" cooling tower piping. It was a very timely project as the piping is original to campus and very corroded. This was a single point of failure for the campus' entire cooling system.



Before



Before



After

Water Chemistry Project

- Between January – April 2025, Central Plant successfully removed the molybdenum-based corrosion inhibitors from the 1.8M-gallon CHW system, 60k-gallon HHW system, and the Admin Bldg cooling tower. This was a complex project in response to new environmental regulations unique to North County. The team also took this opportunity to decrease chloride levels from the CHW loop, helping prevent long-term piping damage. Without doing this, we could not perform basic maintenance on our hydronic systems without hauling away water large volumes of water on tanker trucks.
- This was a novel project involving staging RO filtration systems on trucks for several months. It was completed with zero disruptions to campus operations



The mobile RO systems





How water was diverted from the CP to the RO system

Planning, Design & Construction



Planning, Design & Construction

Planning, Design & Construction's (PD&C) main charge is to create environments that support learning, connection, innovation, and collaboration—aligning with the vision, values, and strategic goals of CSUSM. The PD&C team is made up of several teams which include Project Management, Campus Planning, Campus Signage, and Campus Moves & Reconfigurations. Together, these groups collaborate with the campus community, external partners, and vendors to provide exceptional service.

Campus Planning

Campus Planning is responsible for master planning, space utilization and Space Facilities Data Base (SFDB) reporting to the Chancellor's Office.



This year several planning milestones were met including the Mitigated Negative Declaration (MND) for the Integrated Sciences & Engineering Building project. The MND explains how significant environmental impacts can be avoided or reduced to a less-than-significant level through mandatory mitigation measures. Additionally, a Minor Master Plan Revision, incorporating the IS&E building to the Master Plan map was submitted.

Developing a welcoming campus that supports the student and campus community well-being is a continuous process. The need for baby changing stations was highlighted and two were installed in the Administrative Building's 3rd floor to support the Welcome Center and Cougar Central. In an effort to ensure consistency throughout the campus, the team continued to refine the Campus Standards for each building.



Planning's role goes well beyond construction; the two new housing and dining buildings were integrated into the SFDB and CSUSM's Campus Planner has been invited to join the Chancellor's Office steering committee that will be tasked with developing a new CSU reporting system for the systemwide Capital Outlay Plan (5-year Plan). Being invited to participate reflects FDM's commitment to advancing the university's strategic objectives.



Campus Moves & Reconfigurations

Campus Moves & Reconfigurations manage space planning, move requests, and furniture management. Additionally, they oversee code compliance for moves, maintain campus standards, and coordinate furniture donations to Mexico.

By the end of the fiscal year the Moves team had completed 35 moves days that encompassed 156 moves. The team coordinated many of the moves for the Administrative Building HVAC project and assisted with 33 of the 237 moves for the project. In an effort to support the campus' sustainable practices they were able to donate over 8,878 pounds of office items.

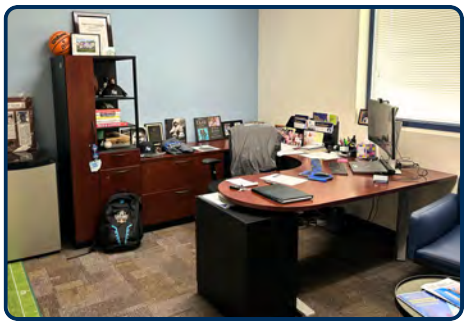
Campus Moves

Clarke Field House 106C Reconfiguration

- The Campus Moves Team redesigned the new Athletics Director's office. Removing the overhead storage and tack boards, opened up the space to create a more spacious feel. Additionally, the team replaced the old couch with three new meeting chairs and a coffee table, providing a comfortable and welcoming area for meetings.



Before



After



Before

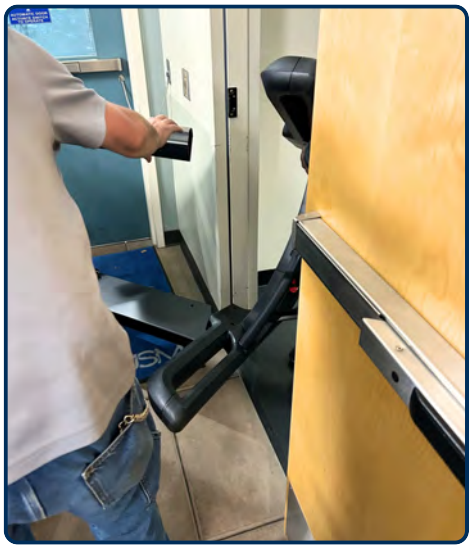


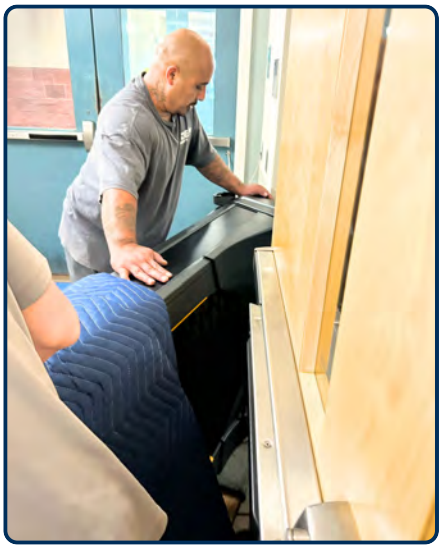
After

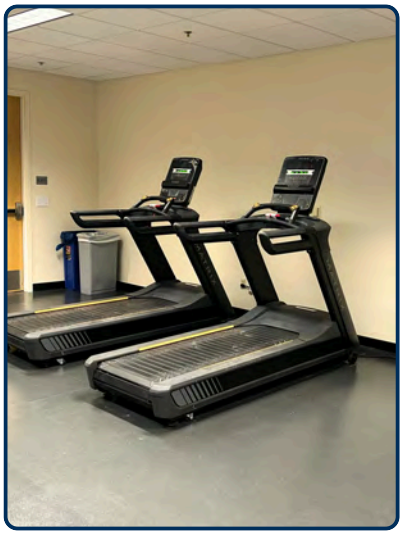


Treadmill Move

- Two heavy treadmills were relocated from the Swim Flume to U-Hall 270. Creative problem solving and patience came in handy when the treadmills would not fit through the doors. The doorway was partially disassembled to widen the opening, and the treadmills were placed in their new home successfully!







Campus Signage

Campus Signage manages wayfinding across campus, supporting clear navigation for the campus community and visitors.

The team received and completed 315 signage requests. Nearly half, 146, were for the Administrative Building.

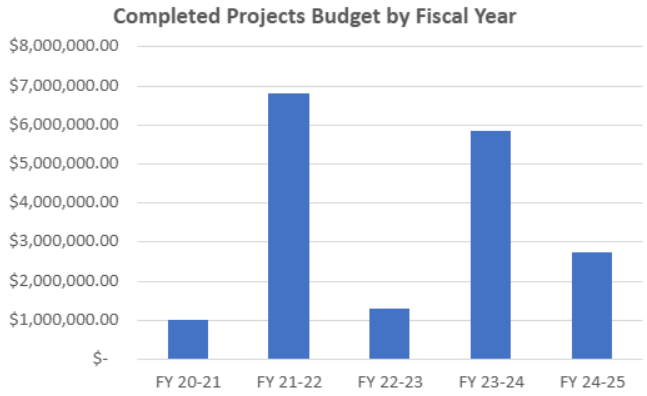
In addition to office signage the team completed a campus map directory update to include the Black Oak and Kwiila Dining Hall buildings and added a new sign near Parking Structure 1 for our recently accredited Arboretum!



PLANNING, DESIGN & CONSTRUCTION

Project Data





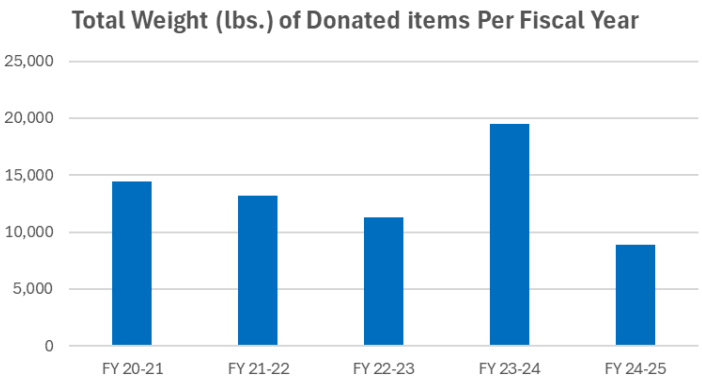
During 24-25, there were a total of 21 active projects, 16 minor capital projects and 5 major capital projects.

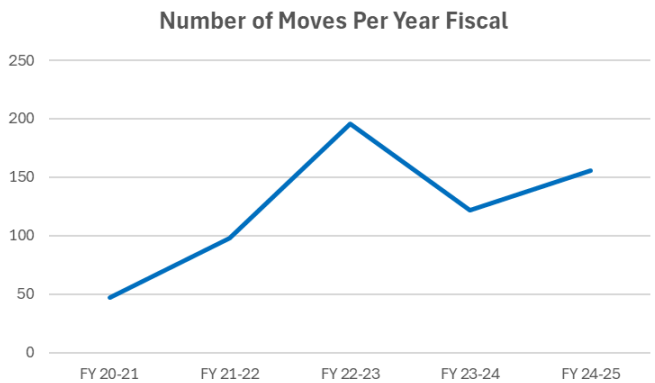
One of the active major capital projects is the Integrated Science and Engineering building which is a new 70,000 GSF/47,655 ASF building that will provide state of the art facilities for teaching, learning, and research, featuring integrative innovative technology and flexible configurations for classrooms and laboratories. Campus leaders lobbied for funding this much needed building and the campus received $85M in state funding, with a ~$20M campus contribution pledge.

Campus Moves Data

The Moves team was busy this fiscal year with 156 moves and a total of 35 move days.

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.







Arts Changing Table

Collaborating with Facilities Services, the installation of an adult changing table in the all-gender restroom in Arts was recently completed. This addition was made in response to the expressed needs of campus students, faculty, and staff, aiming to improve accommodations for individuals who require this service. The fully electric changing table enhances the comfort and convenience of users, making the process easier and more accessible.

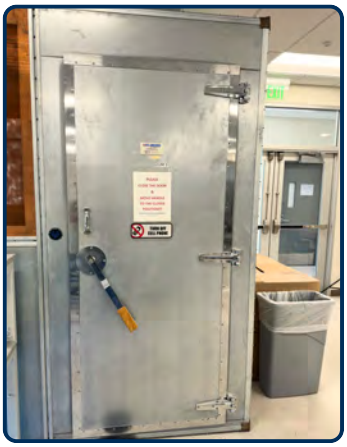
The work was carried out in-house by our Building Maintenance, Paint, Carpentry and Electrical Shops. Each team contributed their expertise to ensure the installation was completed efficiently and to the highest standards.

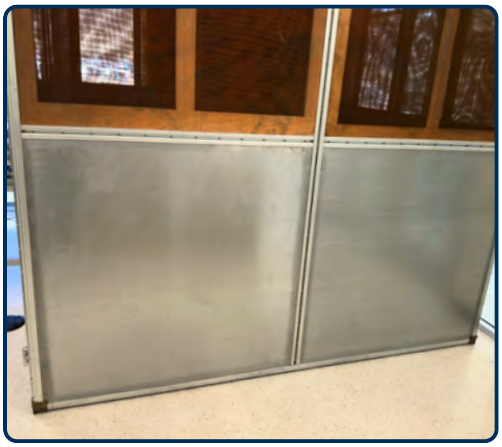


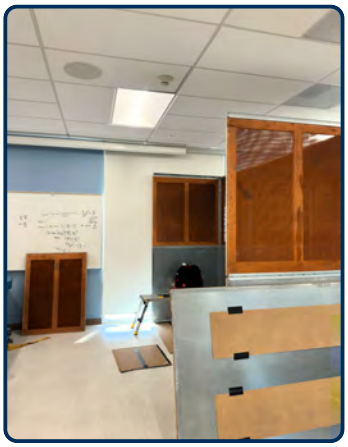


CSTEM RF Chamber

- Thanks to a generous donation from Qualcomm and Anechoic Solutions, the CSTEM program in the ViaSat Engineering Pavilion now features a specialized anechoic chamber for electromagnetic testing, providing a controlled environment for precise measurements. Its installation required significant upgrades, including updating the fire sprinkler system, furniture and projector relocations, and lab refinements to ensure safety and functionality. Beyond research and testing, the chamber enhances hands-on learning in Wireless Communication and Senior Design courses, giving students a unique opportunity to study electromagnetic wave behavior in an isolated setting.







PLANNING, DESIGN & CONSTRUCTION



Academic Hall FC-1

The team completed the relocation of an existing fan coil unit in ACD 102 from the ceiling to the floor, improving maintenance access, noise reduction, and airflow efficiency while enhancing overall system performance.



This move required a major HVAC upgrade, including new ductwork, piping, upgraded controls, and integration with the building's automation system. As a result, the system is now safer, more efficient, and easier to maintain, benefiting both operations and energy savings.

Integrated Science & Engineering

PDC team has recently completed the 100% Design Documents for the Integrated Science and Engineering Building. This achievement required significant collaboration with campus stakeholders, faculty, and the Dean of the College of Science, Technology, Engineering, and Mathematics (CSTEM) to ensure that every aspect of the design was fully incorporated and aligned with the project's goals, while also staying within budget. The dedication and input from all involved parties have been crucial to the success of this project.



During the year, in collaboration with Procurement team, FDM contracted for the Guaranteed Maximum Price (GMP), which was followed by the groundbreaking ceremony and construction later in the year. This building is a pivotal development not only for the engineering programs but also for the broader region, as it will provide state-of-the-art facilities that support cutting-edge research and education in the fields of science, technology, engineering, and mathematics. The new building will serve as a cornerstone for advancing both academic excellence and regional innovation.



PLANNING, DESIGN & CONSTRUCTION

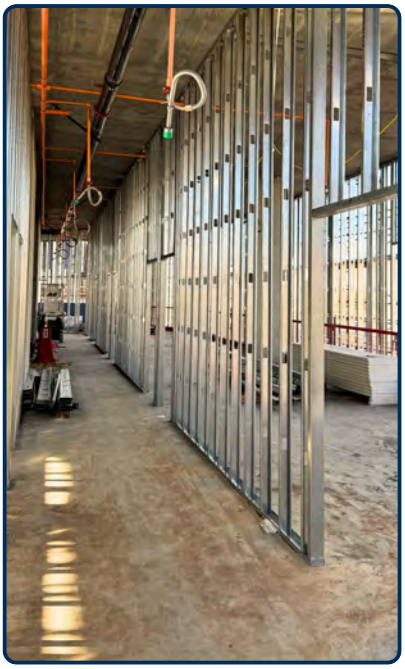


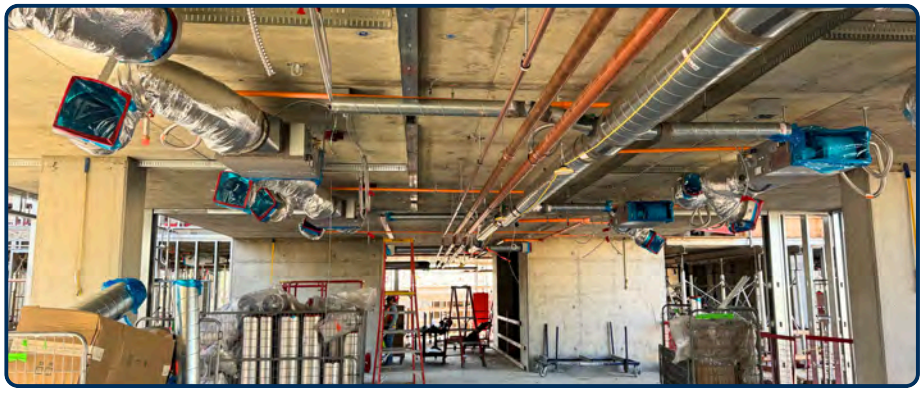
Black Oak Hall & Kwiila Dining

Significant construction milestones have been achieved on the Back Oak Hall and Kwiila Dining project. Over 1,200 concrete trucks have delivered concrete to the site, and 2.49 million pounds of rebar have been installed. Fire sprinklers and standpipe installation is underway and we are nearing the topping out of the structural framework. Interior framing and installations are currently underway throughout the building, with mechanical HVAC units also being installed.

The project has progressed from a level parking lot to nearly 7 stories of residences and a dining hall. This is a monumental development for the campus and has been a major undertaking for the team, managing construction, a tight budget, and stakeholder coordination.













Facility Services



Facility Services

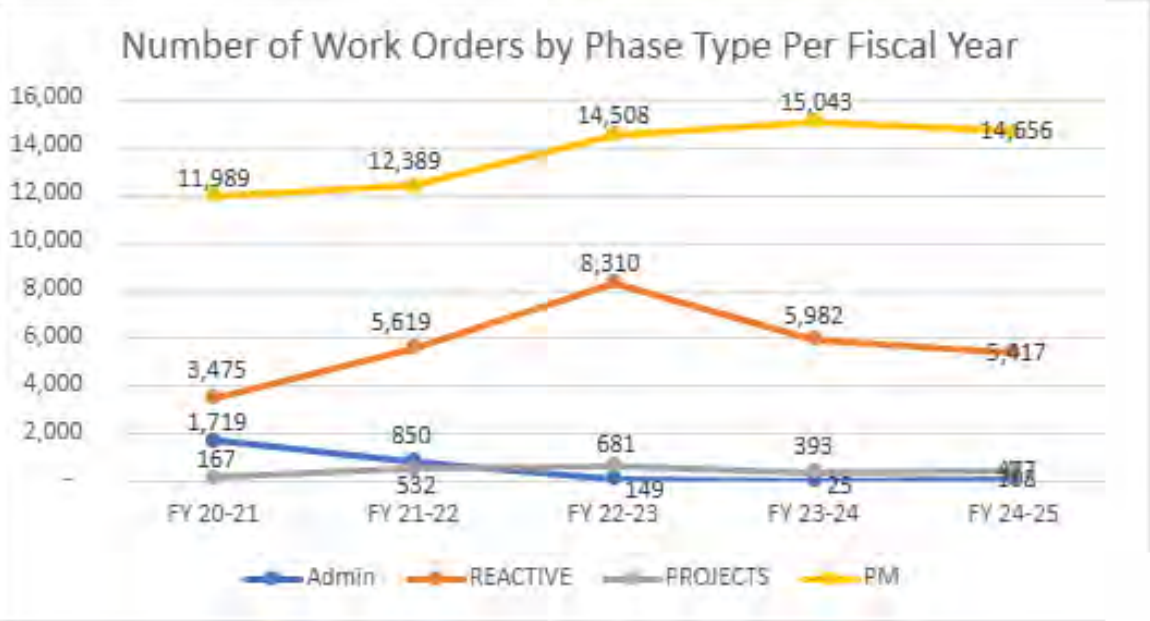






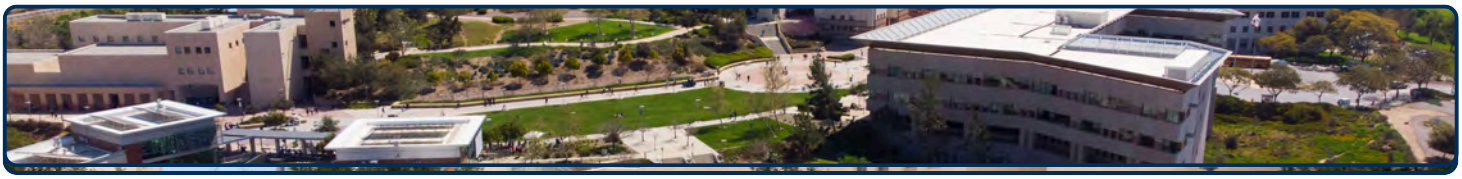
Facility Services (FS) is dedicated to maintaining a clean, sustainable, and supportive environment for students, faculty, and staff, and also committed to delivering high-quality facility maintenance, operations, and support services. FS plays a crucial role in making the university a top choice and 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.



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

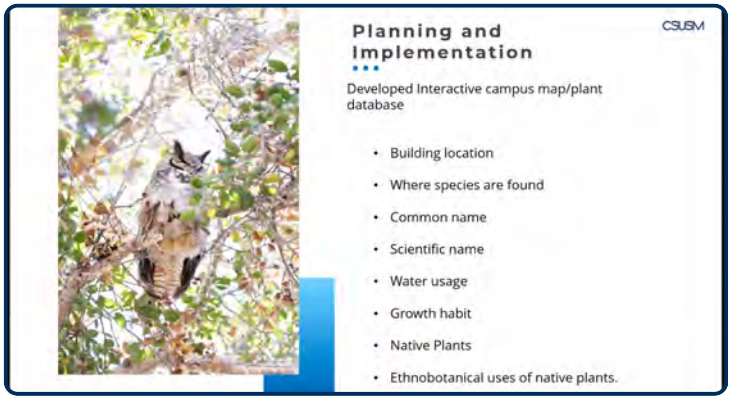


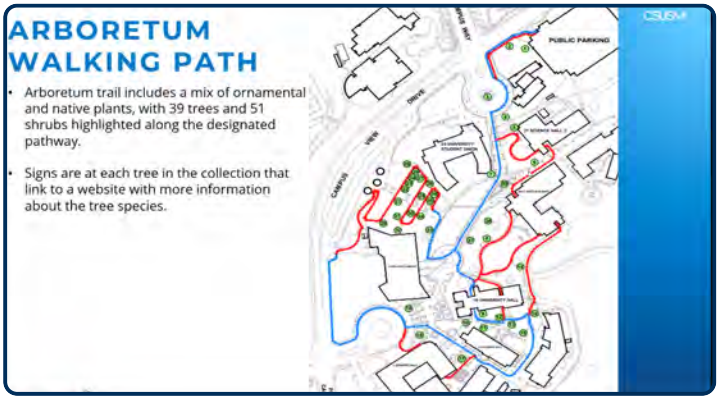
Arboretum Presentation

FDM presented on the new CSUSM Arboretum at the California State University System Facilities Conference. The benefits and objectives were expressed through detailed slides.





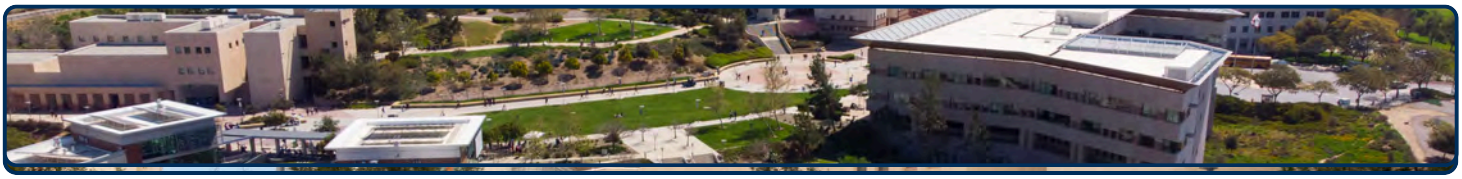








FACILITY SERVICES



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 November 2024, the grounds team added a drainage basin near the central plant to help with drainage during the wet season to ensure stability of our grounds.









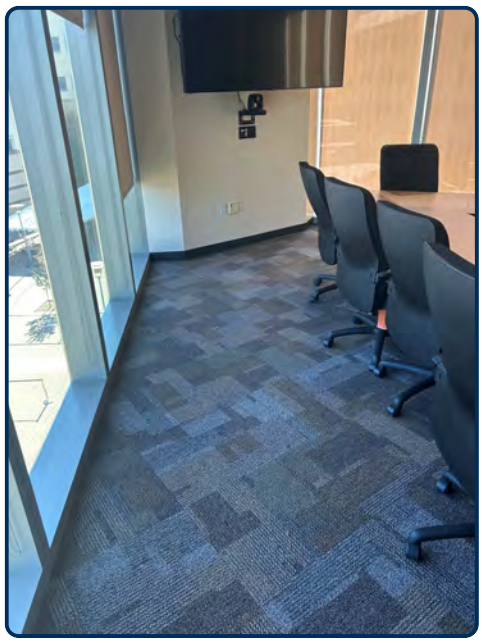
- Our teams help set up the welcome sign for our new students!



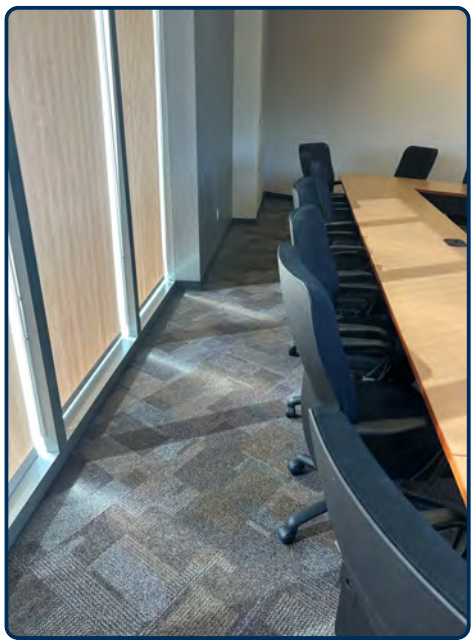
FACILITY SERVICES



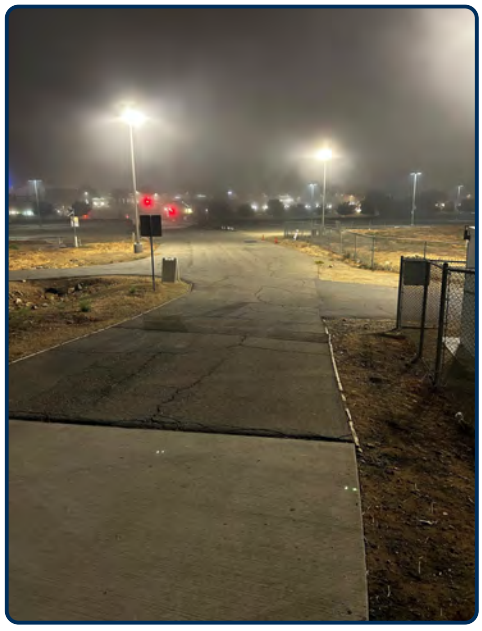
- Our maintenance team demoed and installed new carpet in record time with minimized disruptions in the 5207 Library conference room.

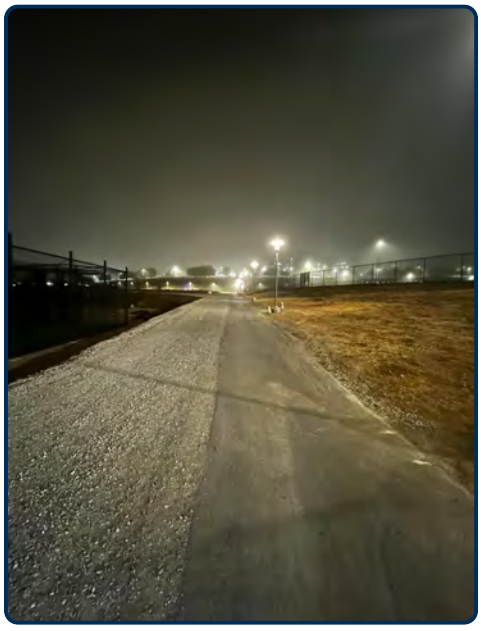


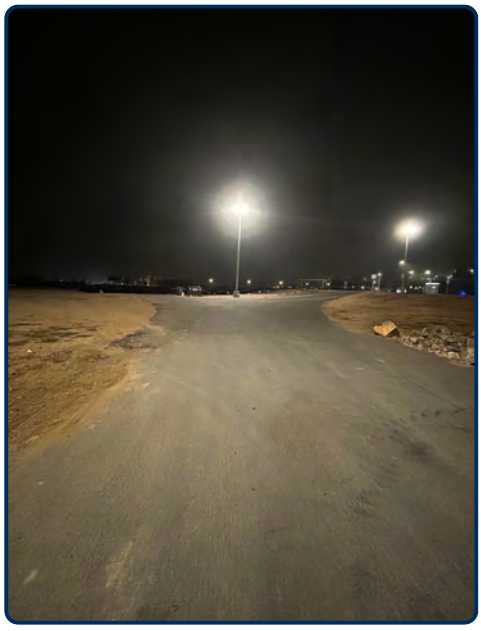




- Our team addressed the lack of lighting between the Clarke Field House and Parking Lots X, Y, and Z by repurposing light poles from Lot O, which were removed during the start of the Black Oak Hall & Kwiila Dining project. Installing these poles along the pathway provided a safer and well-lit route from the parking lots to the building.







FACILITY SERVICES



- Each fiscal year, we take proactive steps to prepare the campus for potential fire risks. A key part of this effort is maintaining effective fire brush management in the wetlands area. Regular clearing and upkeep of this space help reduce fire hazards and protect both the campus community and surrounding environment. This preventative work is an essential part of our overall safety and emergency preparedness strategy.









Deferred Maintainance

Deferred Maintenance

At CSUSM addressing deferred maintenance has become an urgent priority due to several converging factors and doing so offers significant benefits for the campus community.

CSUSM continues to expand its academic offerings and physical infrastructure to meet the evolving needs of students and faculty. New facilities add much needed capacity but also contribute to the complexity of campus-wide maintenance planning.

Focusing on deferred maintenance ensures that legacy infrastructure can support new buildings and technologies, enabling a seamless integration of old and new systems and maintaining high functionality across campus.

Many of CSUSM's core buildings and infrastructure systems are aging and in need of repair or modernization. Older HVAC systems, plumbing, elevators, and electrical grids not only become inefficient over time but also pose safety, accessibility, and regulatory compliance risks if not adequately maintained. As equipment ages, the cost and complexity of repairs increase, often exponentially.

Proactively addressing maintenance needs reduces the risk of system failures, enhances energy efficiency, and extends the life of buildings and equipment. It is far more cost-effective to maintain a roof or upgrade a boiler before failure than to undertake emergency replacements that often involve higher costs, disruption, and downtime.

FDM works diligently to document, prioritize and execute on deferred maintenance projects as designated funding becomes available. This year, FDM completed the following projects.

Deferred Maintenance Projects

Project	Budget
Replace A/C-5 on the ViaSat roof.	$60,000
Arts Piping Replacement Tunnel to 3rd	$350,000
ACD 1 Elevator Modernization	$520,000
Sci 1 AHU motor replacement	$310,000
Sci 2 AHU Fanwall	$525,000
Sci 1 Repipe	$450,000
Sci 2 Fuel Tank	$250,000
ADMN 6th Floor Waterproofing	$26,500
Sci 2 Elevator #1 Motor Rebuild	$40,000