

Taking It To The Next Level

# Facilities Condition Assessment

CMAA Presentation

Willem van der Pol

California State University, Fullerton

April 30, 2015

# California State University

- 23 Campuses (from San Diego to Humboldt)
- Chancellor's Office in Long Beach
  - Central Functions and Support
  - Sacramento Oriented
- State Funded but increasingly more depended on Student Fees and independent revenue
- Large Footprint

# Funding History

- 1980's: Special Repair & Minor Construction
  - Scheduled maintenance and building improvements funded from central office
  - Self Assessment
- 1990's: Delegation of Authority
  - Gradual erosion of central support
- 2000's: Massive Cutbacks
- 2010's: Withdraw of Sacramento Support
  - Campuses carry their own debt

# Deferred Maintenance

- Early Warning Signs in the Eighties
- Responsibility put on the campuses by executive order
- By 2000 backlog suspected large but not identified: Pacific Partners Report
- Sightlines currently compiling DM data
- Borrowing to focus on critical infrastructure issues
- No funding left for Capital Renewal

# Cal State Fullerton

- Founded in 1957
- 38,000 Students
- 4,000 Faculty & Staff
- 8 Colleges
- Minority Serving
- \$400M Operating Budget
- Central Core Built in 1960's

# CSUF Aerial View







# Issues

- Deferred Maintenance
- ADA and Title 19
- Growth
- Millennials
- Technology
- Climate Change
- Capital Renewal
- Data



# Data Driven

- Sacramento
- Long Beach
- Fullerton
  - President
  - CFO
- Quantify needs
- Cost of Business as Usual

# Facilities Condition Assessment

- First Experience with FCA for the President's Residences in 2013
- Chancellor's Office developed Master Enabling Agreement in 2014
- Fullerton will complete it's first FCA this summer
  - Include all Auxiliaries
  - Develop baseline

# Scope of Work

- Inspection: Building Site; Exterior Envelope; Interior Structure & Finishes; ADA Compliance; Fire/Life Safety; HVAC Systems; Electrical Systems; Plumbing Systems; Vertical Transportation; Health-Related Issues.
- Identify: Currently Deficient; Requires Attention Within Ten Years; Priorities and Estimated Budget Cost;

# Deliverables

- FCA Reports: Overall Summary; Methodology; Prioritized Recommendations for Corrections with Cost Estimates; Comprehensive Listing of Recommendations to Bring the Facility to Modern Standards.
- Documentation Includes Use of Digital Photography and CAD Floor Plan
- Asset Management System (AMS) Web-Enabled Database

# Management Tool

- Integrate with other studies
  - Critical Infrastructure Study
  - Earthquake Survey
  - Accessibility Study
- Include the FCA in other planning documents
  - Annual Budget Request
  - Five Year Plan
  - Utility Master Plan (Climate Action Plan)
  - Campus Master Plan

# Thank You

[wvanderpol@fullerton.edu](mailto:wvanderpol@fullerton.edu)