Taking It To The Next Level

Facilities Condition Assessment

CMAA Presentation
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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
Campus Area: 230 acres

Core Campus: 3,000,000 GSF

Residence Halls: 1,800 Beds

Parking: 15,000 Stalls

Sports Complex:
• Baseball
• Softball
• Soccer
• Track
• Tennis

Fullerton Arboretum
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

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