



# Facilities Planning and Management

Faculty Senate presentation:  
FPM Budget and Operations

March 19, 2025





# Presenters

## **Michelle Cardona**

Interim Vice President,  
Administration and Finance

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Senior AVP,  
Facilities Planning and Management





# Agenda

- **Introduction**
- **FPM Operations**
  - Departments and Services Provided
  - Staffing
  - Base and Premium Services offered
  - Operations Budget Highlights
- **FPM Design and Construction**
  - Deferred Maintenance
  - Annual Capital Call
  - Approved Projects 24/25
  - Highlighted Projects



# FPM Operations



# FPM Departments

- Facilities Operations and Maintenance
  - Trades
    - HVAC
    - Electrical
    - Plumbing
    - Structural
    - Painting
    - Lock Shop
    - Auto Shop
  - Water Treatment Plant
  - Landscape and Grounds
  - Custodial
- Design and Construction
- Campus Planning and Space Management
- Business Services
  - Customer Service
  - Finance
  - Administration



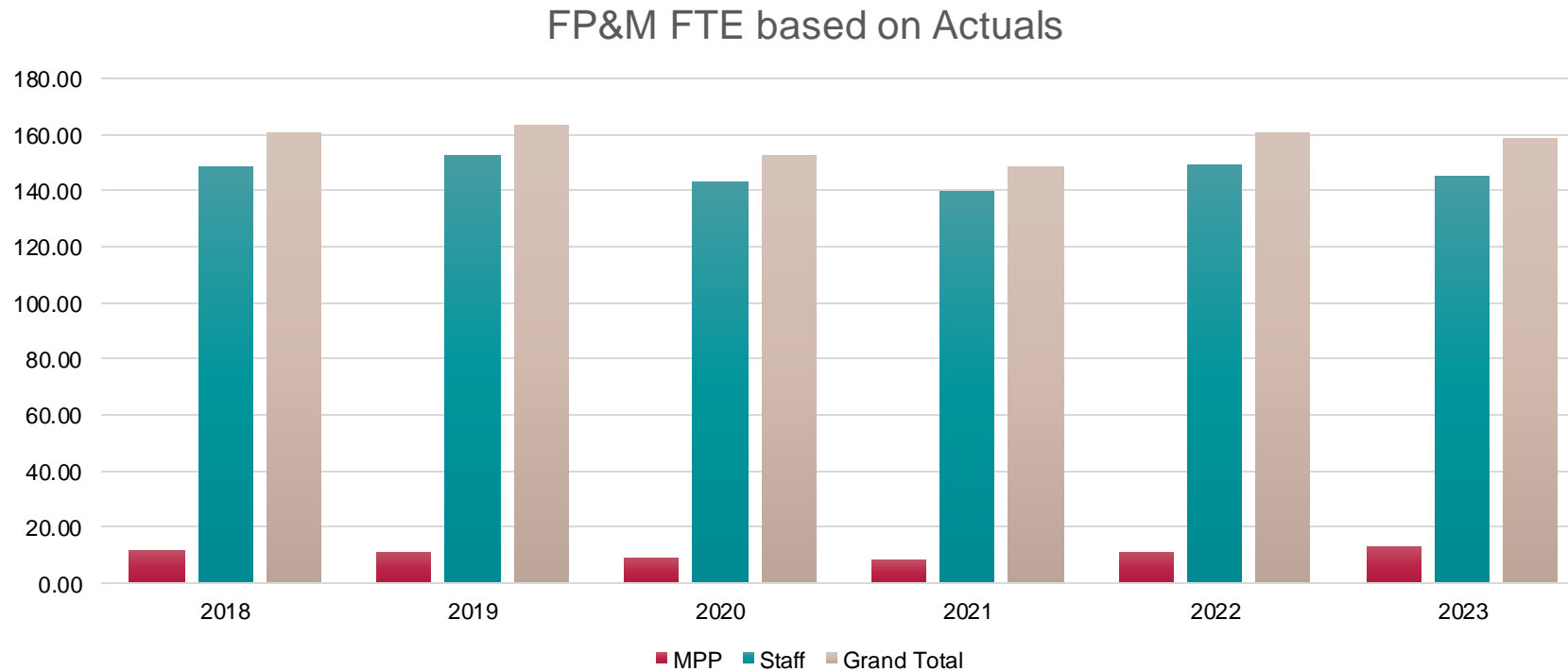
# Budgeted Staffing Levels

- Total Staffing of 169 employees
- Executive
  - 1 SAVP
- Admin
  - 3 Managers
  - 14 staff
- Planning and Space Management
  - 1 Director
  - 3 Staff
- Design and Construction
  - 1 Director
  - 1 Manager
  - 8 Staff
- Sustainability
  - 1 Staff
- Operations Maintenance
  - 1 Director (in recruitment)
  - 1 Manager
  - 32 staff
- Landscape
  - 1 Manager
  - 37 staff
- Custodial
  - 2 Managers
  - 62 Staff



# Historic Staffing Levels

- FPM staffing has stayed relatively flat with a slight dip during COVID.
- Due to employee turnover and vacancies, the actual FTE staffing count is lower than budgeted.





# Service Levels

- Base Services include:
  - Building maintenance and operations
  - Grounds maintenance
  - Custodial services for state-owned and state-operated facilities
  - Infrastructure support
  - 5-Year Capital Outlay Plan updates
  - Facilitate and review environmental documents
  - Space and facilities reporting (SFDB, Custodial and private use)
  - Energy management



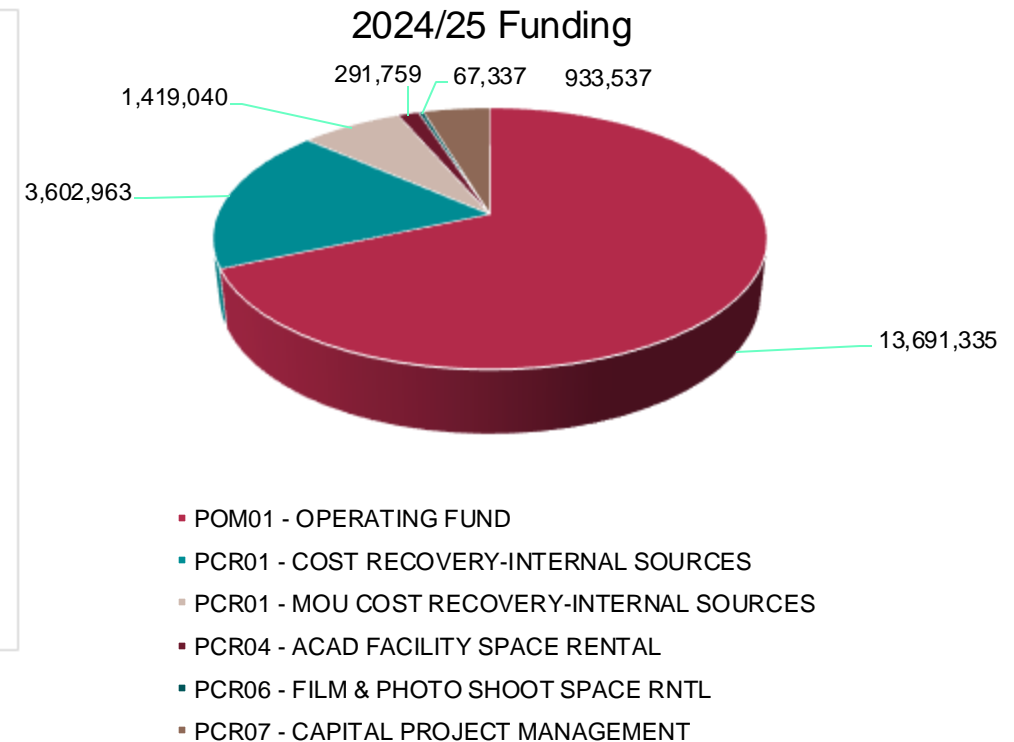
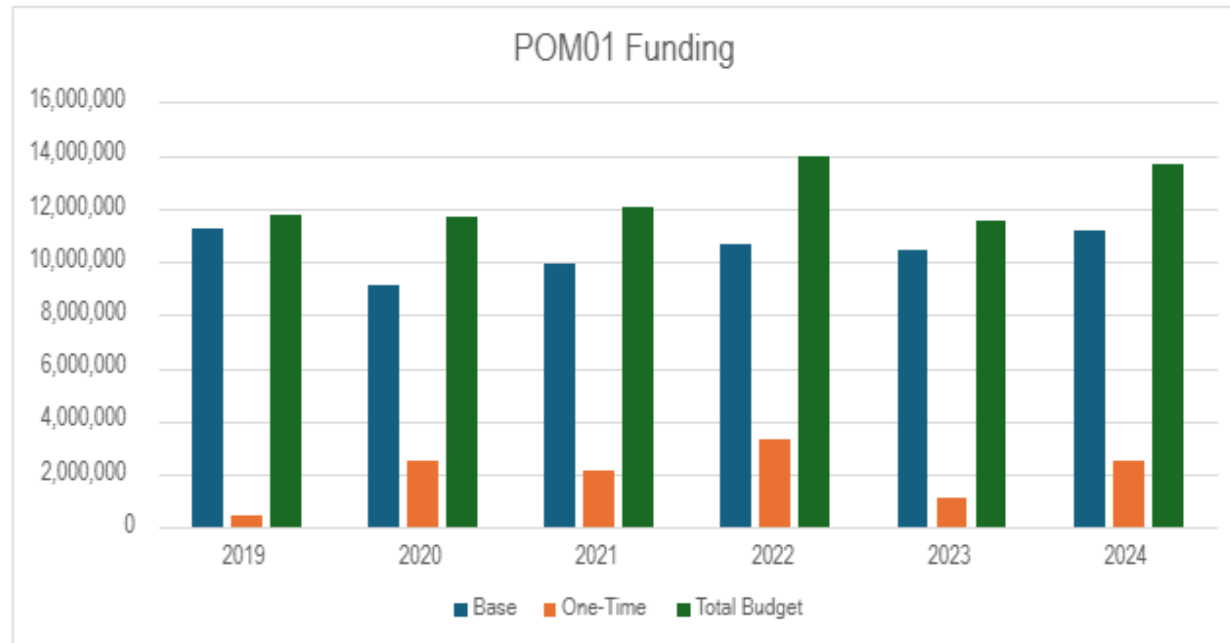
# Service Levels

- Premium Services include:
  - Auxiliary and enterprise facility maintenance
  - Vehicle maintenance
  - Event services including tents
  - Department requests
  - Project management services including cost estimates
  - Architectural and concept plan development
  - Project scoping for major renovations
  - Special requests



# Operations Funding

- Base Funding has remained relatively flat.
- One Time Carryforward Funds have supported operations.
- Cost Recovery and MOU help fund additional Facilities Operations.
- Unfunded cost increases in recent years have impacted the operating budget.





# FPM Design and Construction



# CSU System Deferred Maintenance

APPA Higher Education's Facilities Professional organization says:

*“Deferred maintenance (DM) was defined as major maintenance or capital projects that had gone unfunded in previous budget cycles. Deferred maintenance became a universally adopted part of the vocabulary of higher education.”*

Two Deferred Maintenance categories:

1. Recurring
  2. Non-recurring
- The CSU has an estimated **\$6.5 billion critical capital renewal backlog** and accumulates approximately \$284 million of additional critical capital renewal costs per year.
  - CPP's last facility condition assessments were in 2023.



# Cal Poly Pomona Deferred Maintenance

## 2023 10-Year DM Overview

Non-recurring needs:	\$106,332,467
Recurring needs:	<u>\$783,441,565</u>
Total DM backlog:	\$889,774,032

Includes \$436.5M of Current Deferred Maintenance Backlog (through 2022)

Current Replacement Value: \$2.64B

- Current FCNI – 0.34. In order to recover campus to Fair conditions (FCNI = 0.30 or below) we would need to annually invest ~\$50+M in DM





# Annual Capital Call

Most projects submitted through the Annual Capital Call are minor capital projects that correct deficiencies, upgrade and/or renovate campus facilities to accommodate the academic program, add access or provide equipment. **Major capital projects** should also submit **feasibility study requests** through the Annual Capital Call process. **All projects must be approved by the divisional VP before submission and have a reasonable cost estimate, prior to budget request.**

Typical Projects include:

- Paint walls and install new flooring
- Remove a wall or cut a new doorway
- Remodel classroom, lab, or office
- Request a new office space
- Install new lab equipment
- Install furniture & equipment or modify modular office
- Upgrade classroom technology
- Upgrade security camera system
- Feasibility Studies for Major Capital Projects

**NOTE: Due to budget constraints, a capital call for FY25-26 will be postponed.**



# 24/25 Fall Approved FPM Projects

- SPICE Projects to Modernize Classrooms and Equipment - \$453K
- Science Faculty Lab Modifications - \$75K
- ENV Ventilation and Dust Collection - \$45K
- College of Ag & Student Success Center Redesign - \$300K
- Music Theater Fire Curtain Replacement - \$220K
- College of Engineering rooms 501 & 102 renovations - \$1.2M (*grant funded*)
- Science space 8-52 renovation - \$540K (*grant funded*)
- Building 9: restroom renovation: ADA upgrades - \$1.1M
- AG Dept: Fume Hood repair/replace - \$110K
- Traffic Safety SSB Lots - \$120K
- Roofs replacements - \$1.0M
- Campus Sewer Study - \$75K
- Classroom of the Future - \$500K



# 24/25 Project Highlights



## Lyle Center

Complete renovation of exterior cladding, windows, doors, and partial roof.

*Under Construction - \$9.8M*

*Funding Source – Multiple funding sources*

*Start Date 2023 – End Date June 2025*



## UAV Lab

Unmanned Aerial Vehicle Lab in the CLA building. State of the art facility including drone testing areas and flight simulators.

*Under Construction - \$3M*

*Funding Source – Air Force Research Laboratory Federal Grant*

*Start Date Fall of 2024 – End Date June 2025*



# 24/25 Project Highlights



## **CLA Visioning Study**

Feasibility/Concept Study on the future of the CLA building. Focused on an inter-disciplinary hub for student amenity, lab space, and classroom surge space.

*Study Underway - \$350K*

*Start Date January 2025 – End Date September 2025*

## **Greys Demolition**

Demolition of UHS Buildings 57, 58, 59, & 70

*Soft Demolition Started - \$9M*

Funding Source – Housing Reserves

*Start Date Fall 2024 – End Date September 2025*



# 24/25 Deferred Maintenance Highlights



## Music Theater: Fire Curtain Replacement

Haz Mat remediation and replacement of fire curtain in Building 24.

*Under Construction - \$220K*

*Completion July 2025*



## AG Fume Hoods Testing and Replacement

On going fume hood testing and replacement in multiple locations, bringing fume hoods and environments up to current code.

*Ongoing Design and Construction - \$110K*

*Completion September 2025*

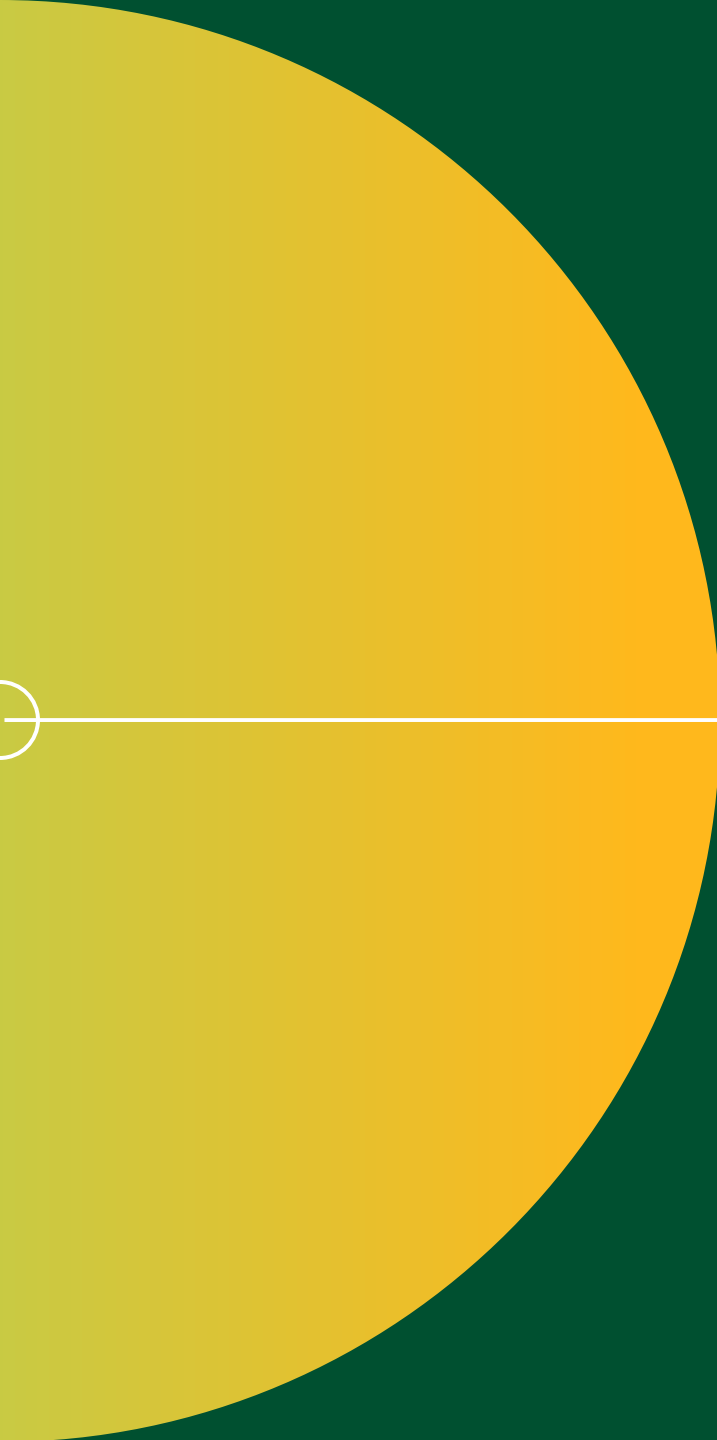


## Roof Replacements & Repairs

New roofs underway for Buildings: 94, 17, 1, 98:

*Ongoing Design and Construction - \$1M+*

*Completion September of 2025*



Cal Poly  
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Questions