

Administration and Finance - 2021

FACILITIES PLANNING AND MANAGEMENT ASSESSMENT PLAN



Physical Asset Reinvestment

Facilities Planning and Management

November 16, 2021

■ Assessment Purpose

- Facilities Planning and Management is seeking to understand how we are reinvesting our financial resources into maintenance and expansion of the physical campus.
- Question: **What resources are we investing in the renewal of campus physical assets?**
- Outcome: Facilities Planning and Management will align our physical asset investments with asset life-cycle analysis to eliminate asset failures and associated break-down disruptions and costs.



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Physical Asset Reinvestment

■ Assessment Methodology

- This assessment involved collecting data from the following systems:
 - Computerized Maintenance Management System (TMA)
 - Common Financial System (CFS)
 - Facility Condition Assessments (FCA)
 - CSU Five Year Capital Outlay Plan
- Deferred Maintenance data projections from Facility Condition Assessments was compared to available resource allocations to better understand impacts to physical asset renewal

Physical Asset Reinvestment During a Pandemic

■ Assessment Data

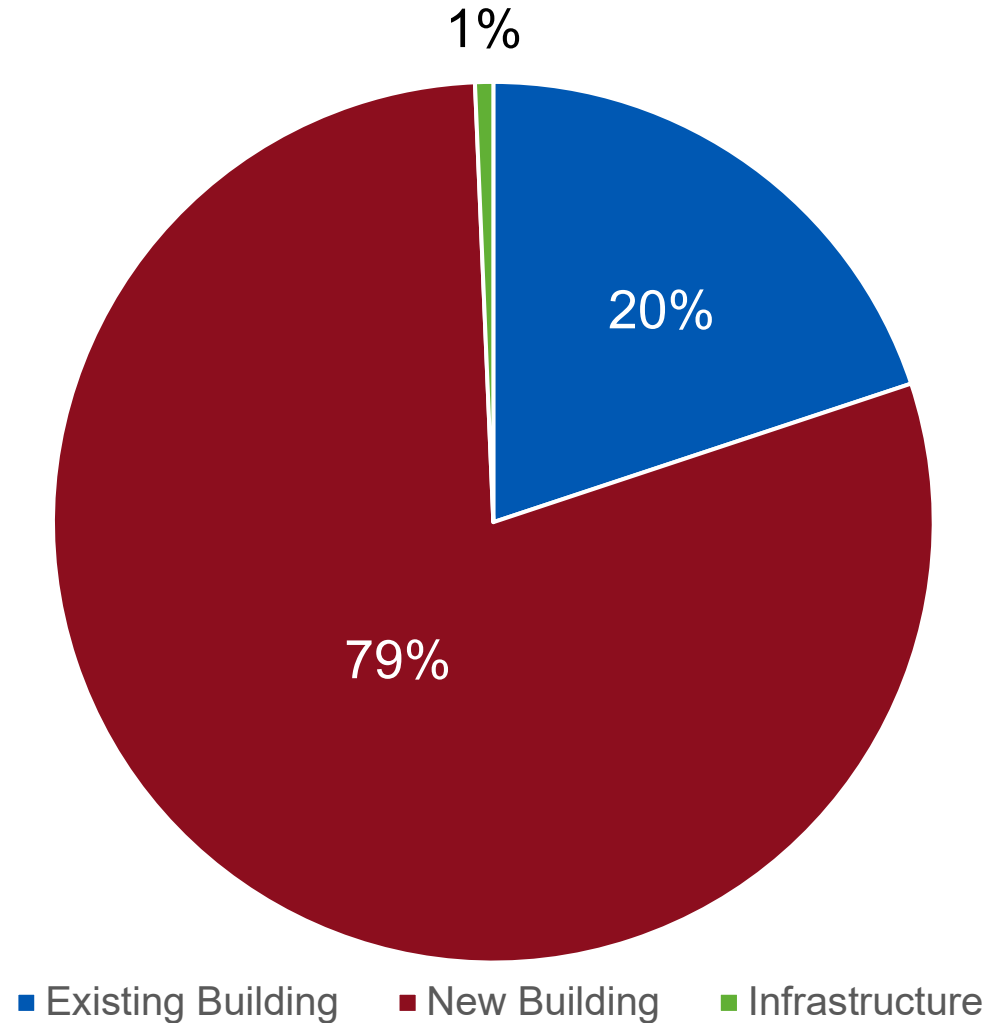
- The assessment included two perspectives:
 - Investment by campus location
 - Projected Maintenance Demand vs. Fund Allocation
- The assessment helped to highlight the positive impacts that preventive maintenance has on extending the useful life of campus physical assets. While predictive maintenance indicates that the campus should have in excess of \$25M in renewal needs this year due to the age of our buildings we are not experiencing that level of system failure to date. Our use of a multi-fund approach to deferred maintenance is offsetting the deterioration of campus assets.



Assessment Findings

- Investment portfolio continues to be heavily weighted toward new construction. FY20/21 CSUSB Investment included SMSU Expansion and Performing Arts Expansion as well as various feasibility studies.
- Highlights the need for consistent source of Deferred Maintenance funding for capital renewal.

FY20/21 CSUSB Investment

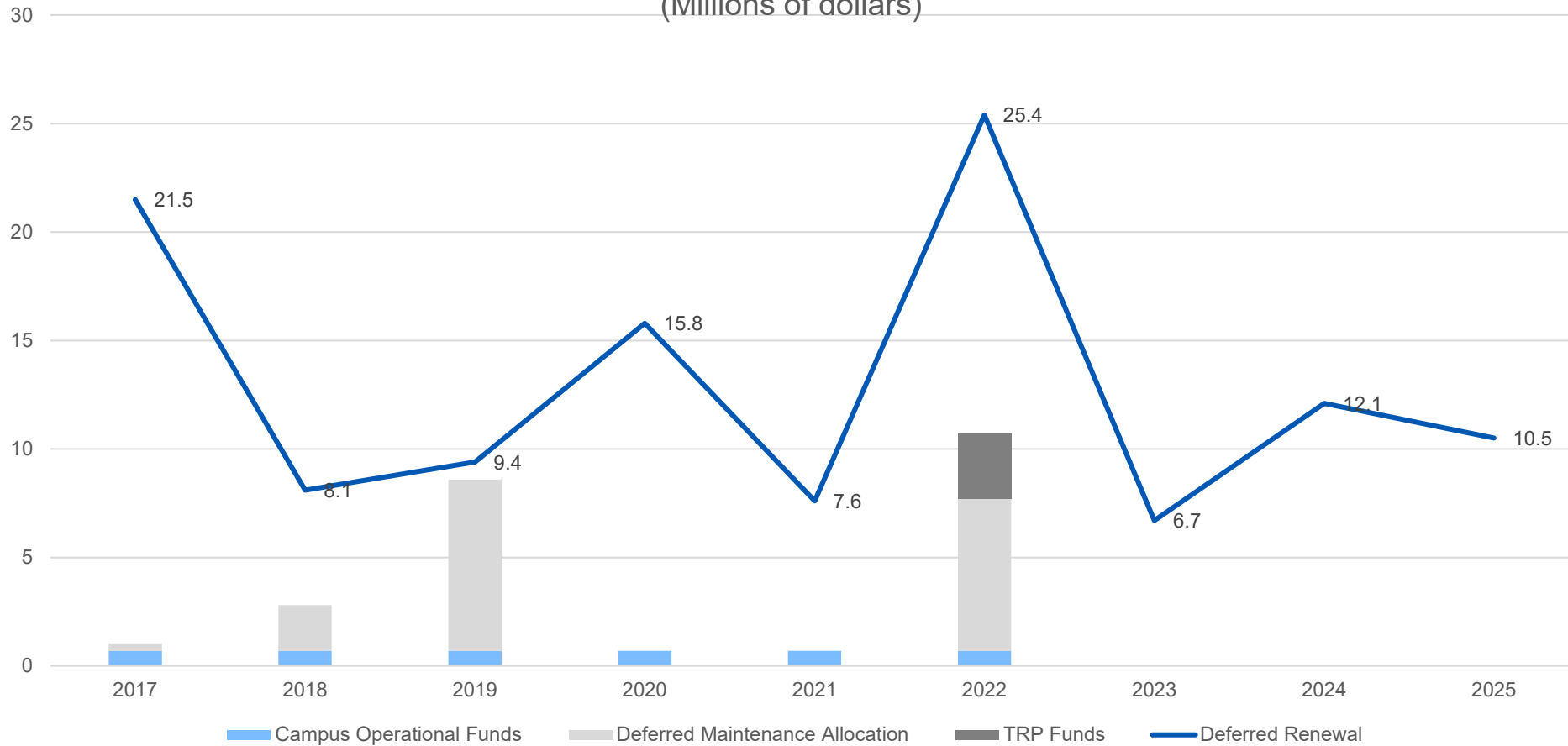


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Deferred Maintenance Funding vs. Need (Millions of dollars)

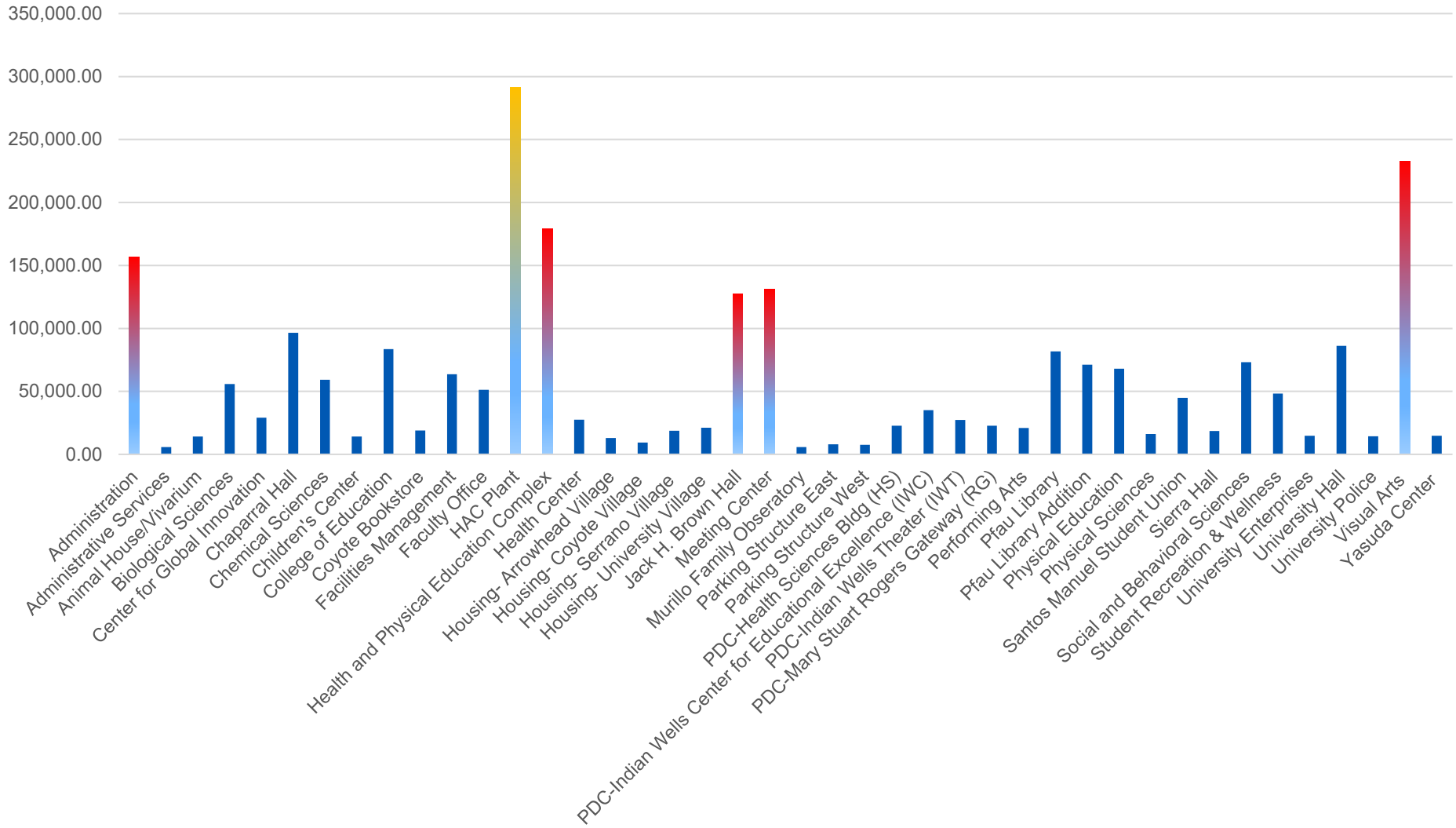


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FY 20/21 Investment by Location



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FPM Assessment Outcomes

■ Implications for Practice

- FPM needs to identify alternative sources of funding for deferred maintenance in existing building portfolio. TRP funds are dependent on markets and system-wide funds are typically one-time investments
- FPM investments are aligned with predictions based on useful life of equipment.
- Current Facility Condition data does not take into account Infrastructure or campus-wide assets.
- Data coding has improved since 19/20 assessment to better understand which buildings are being invested in.

