

Business & Financial Affairs

Fall 2023 Division Meeting

Department presentation by: Facilities Services



The Avengers Initiative - Facilities Services



Team Statistics

How many heroes? AVP - 8. Trades - 23. Custodial - 30. Grounds - 14. Logistics - 13. Admin - 5. E/S - 2. PDC - 7. Total - 102.

Heroes in training (student assistants) were counted amongst our ranks.

Who needs saving? The buildings, utilities infrastructure, equipment, vehicles, grounds and roads all need to be cared for and maintained.

Our common enemy? Heavy use, normal wear/tear, weather, and rowdy college students.

Cost of operations? Not cheap. Depending on number of rescue missions, the annual budget can range between \$10M and \$50M.



AVP of Facilities Services - Tom Hunt



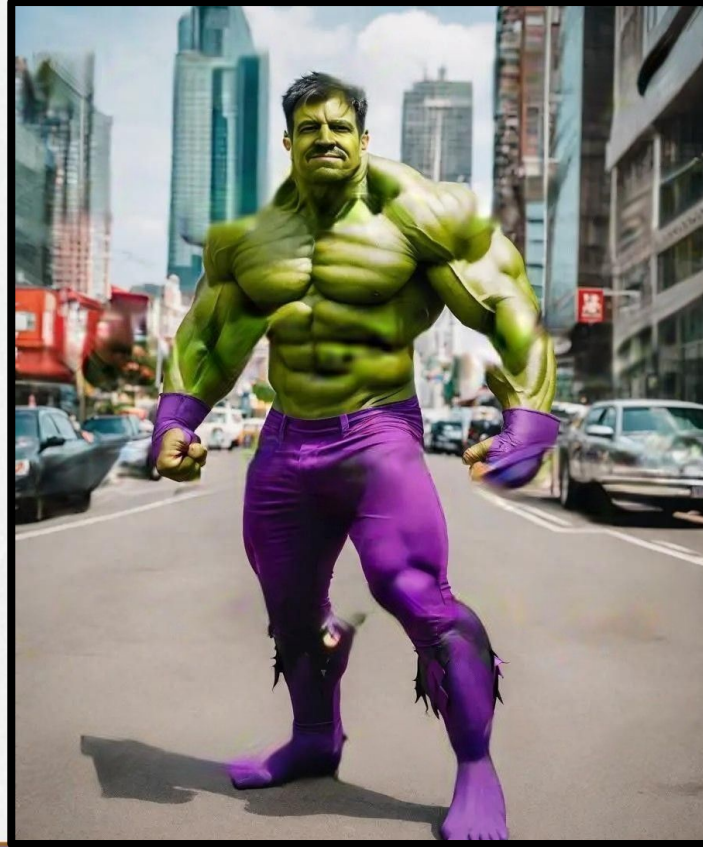
Manager of Custodial Services - Michael Reyes



AVENGERS

MARVEL

Manager of Landscape Services - Jason Hughes



AVENGERS

MARVEL

Senior Manager of Trades - Mike Harrison



AVENGERS

MARVEL

Assistant Director of Logistics - Tim Berndtson



AVENGERS

MARVEL

Director of Planning, Design & Construction - David Carlson



AVENGERS

MARVEL

Director of Energy & Sustainability - Roxane Beigel-Coryell



AVENGERS

MARVEL

Administrative Manager - Bianca Acosta



Director of Facilities Operations - Being Recruited



AVENGERS

MARVEL

CUSTODIAL



AVENGERS

MARVEL

INTRODUCING CUSTODIAL SERVICES



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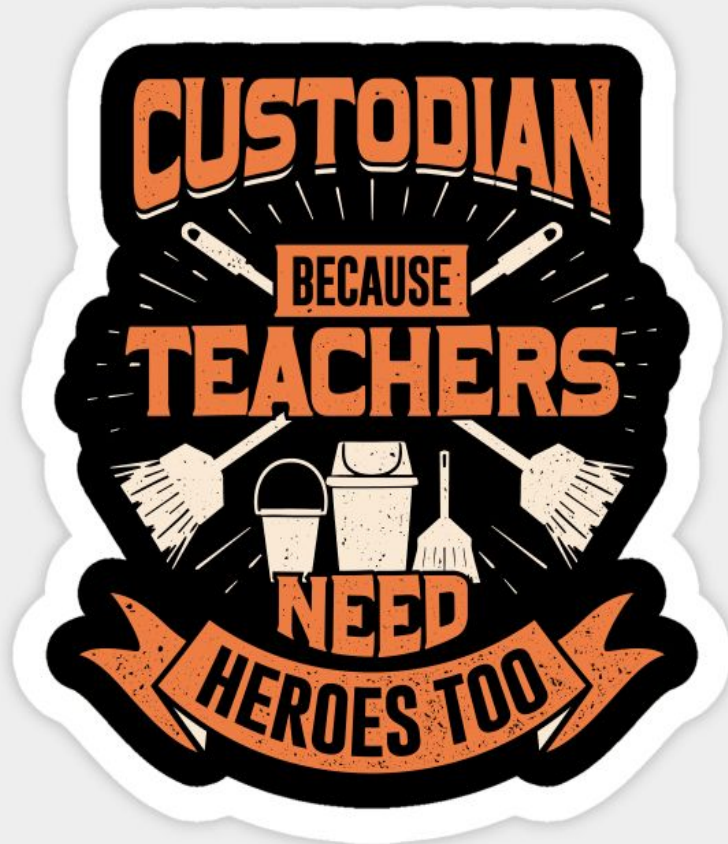
AVENGERS

MARVEL



AVENGERS

MARVEL



AVENGERS

MARVEL



AVENGERS

MARVEL

 CLEAN 
PRODUCTIVE
★ ★ SINCERE
TRUSTWORTHY
★ HONEST ★
CONSIDERATE
★ RELIABLE 
MOTIVATED
CARING  ★

BEHIND EVERY GREAT SCHOOL
IS AWESOME CUSTODIAN

AVENGERS



MARVEL



AVENGERS

MARVEL

CUSTODIAL SERVICES: Tiered Priorities, Tasks & Frequency

Building Use:	Service Type	Prior:	New:
- Classrooms/Labs	Tier 1	Daily	Daily
- Breakrooms	Tier 1	Daily	Daily
- Bathrooms	Tier 1	Daily	Daily
- Trash/Food/Recycling	Tier 1	Daily	Daily (Hallway)
- Locker Area's	Tier 1	Daily	Daily
- Conf. Rooms	Tier 2	Daily	Weekly
- Lobbies	Tier 2	Weekly	Bi-Weekly
- Hallways	Tier 2	Weekly	Bi-Weekly
- Copy Rooms	Tier 2	Weekly	Bi-Weekly
- Offices	Tier 2	Weekly	Monthly (not used)
- Offices/Classrooms trash	Tier 2	Weekly	Bi-Weekly
- Vacuuming	Tier 2	Weekly	Bi-Weekly
- Carpet Cleaning	Tier 3	Annually	When needed OT
- Window Cleaning	Tier 3	Annually	Winter/Summer

- Please note that waste receptacles in private offices, classrooms are not serviced every day. Community collection stations for disposal of trash and recycling are available in the hallways of most buildings.

Landscaping



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Jorje Medina



Tomas Arzate

Eric Nicasio





Roberto Perez



Jorge Miranda



Guillermo Gallegos



Juan Cardenas



Connor Berriochoa



Eduardo Perez





Shawn Barilone



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Joel Racine



Leo Olmos

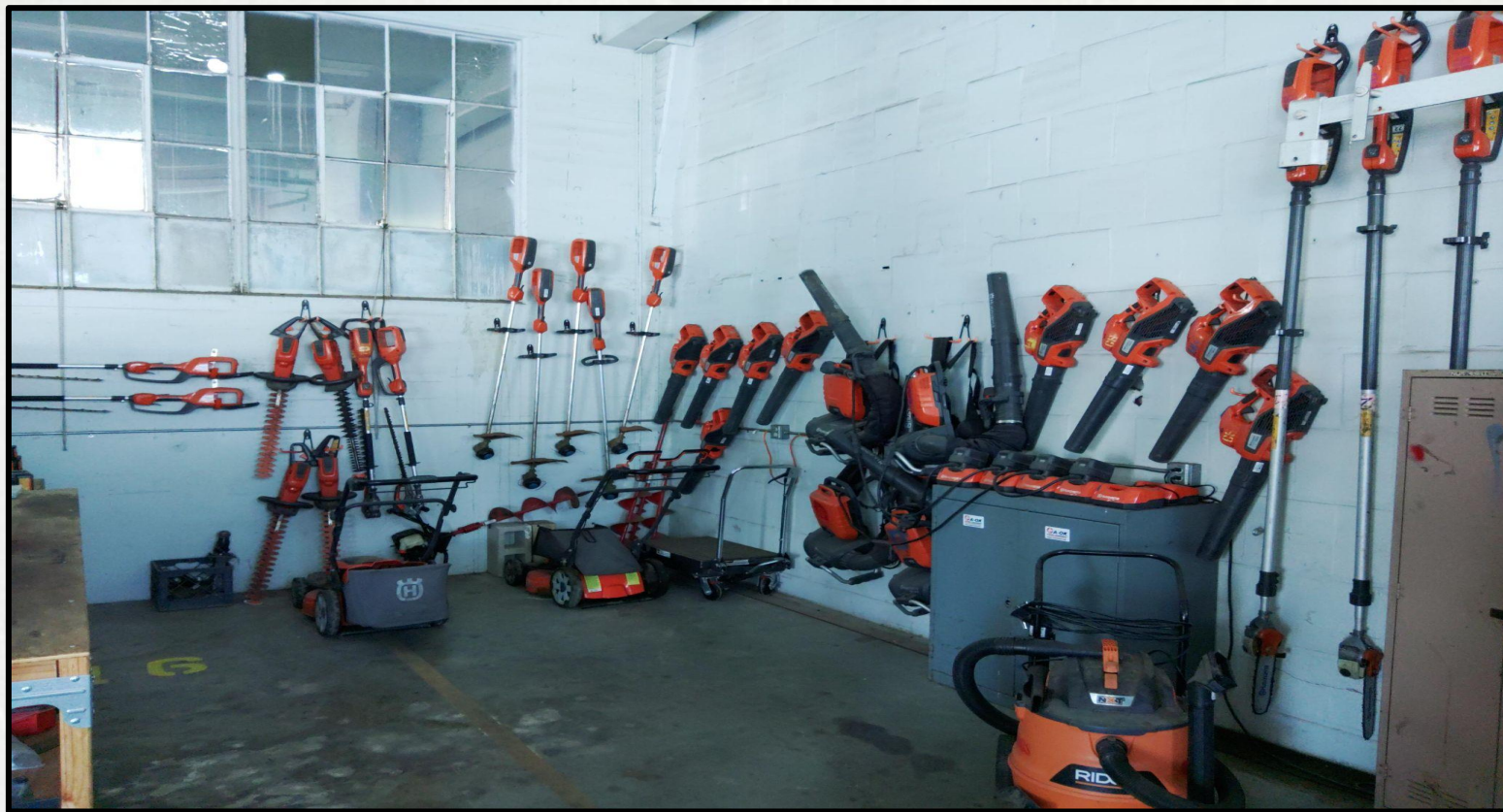
Sergio Melano

Travis Thierry





Mean Green Electric Lawn Mowers



Battery Electric Power Equipment



Broome Library Cobblestone Planter



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Sage Hall Planter Renovation Project



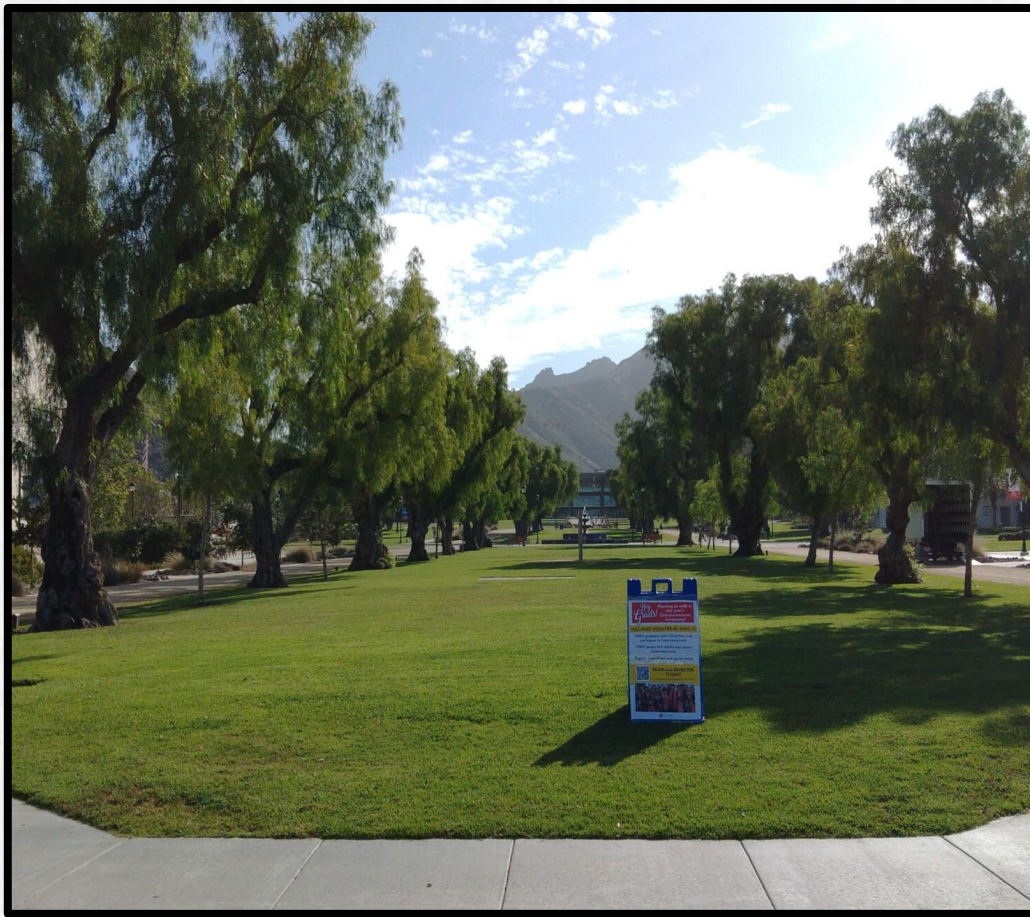


HRE BEE Pollinator Garden Planter



AVENGERS

MARVEL



AVENGERS

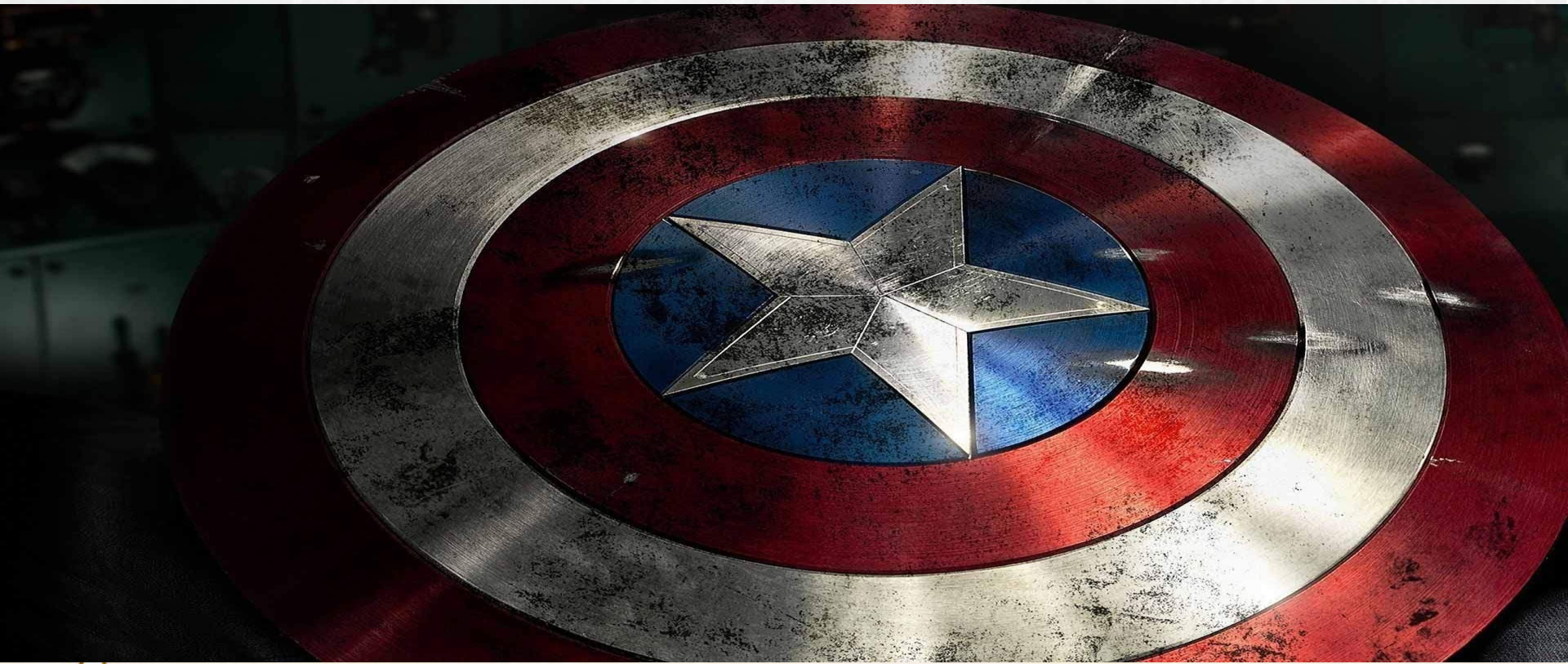
MARVEL



AVENGERS

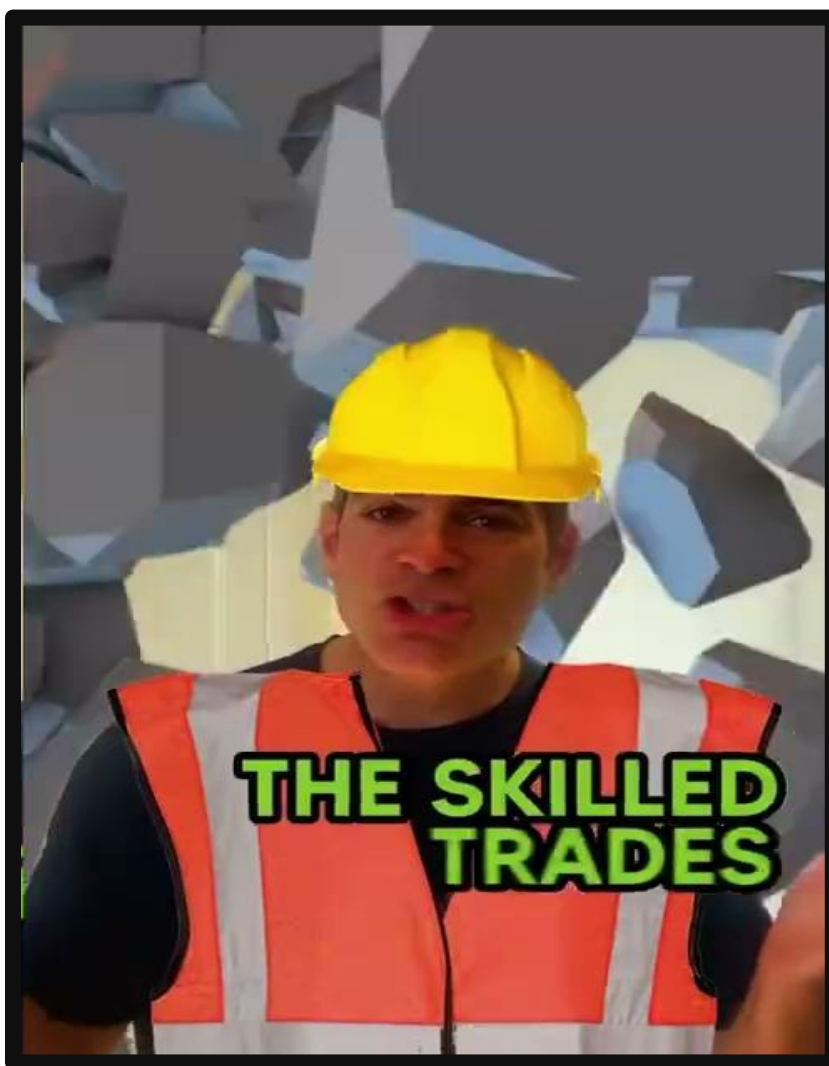
MARVEL

MEP- TRADES



AVENGERS

MARVEL



ELECTRICIANS IN ACTION







Electricians
"The Real Life Power Ranger"





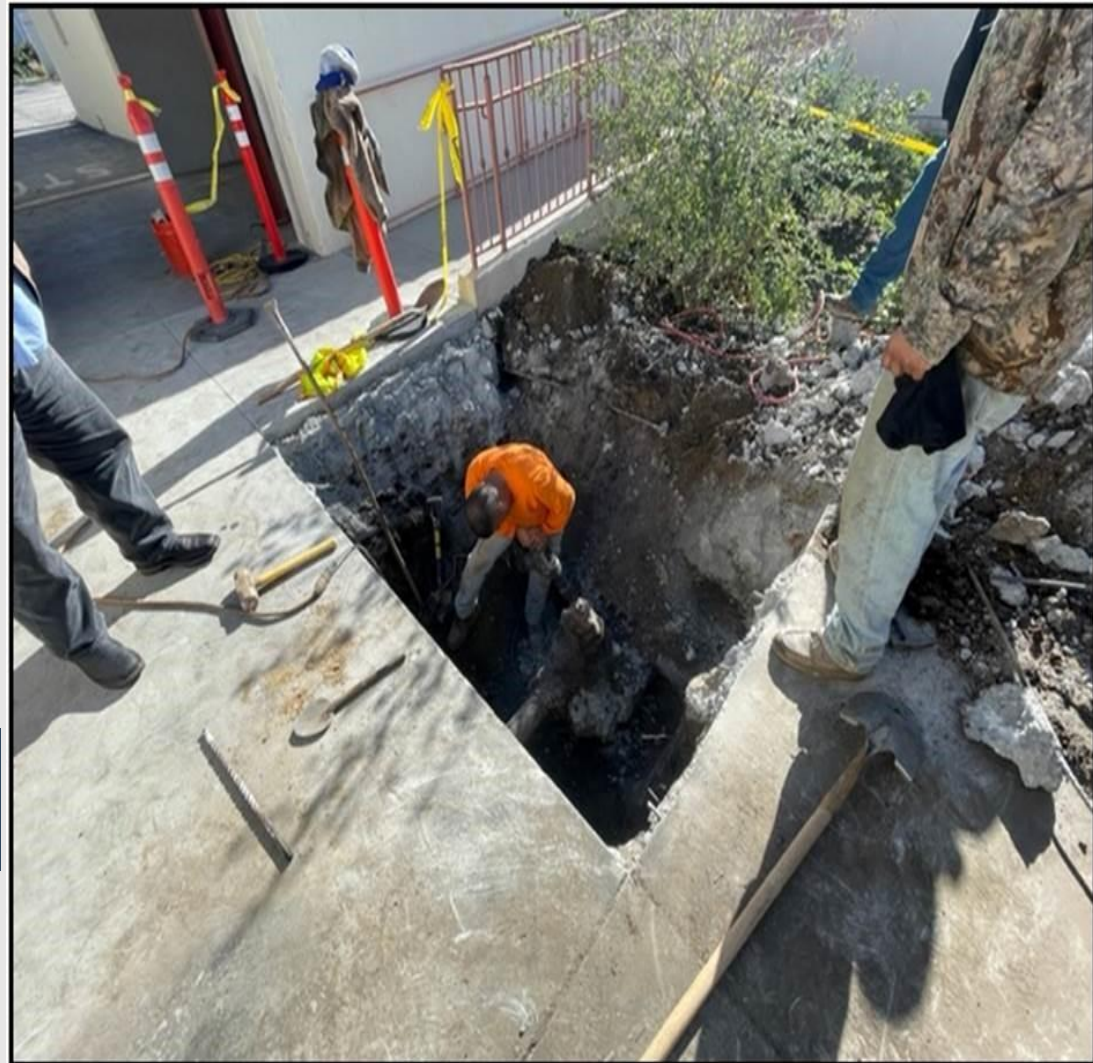
ENGINEERS



***I'M HERE BECAUSE
SOMETHING IS BROKEN***









**I AM A
MECHANIC
DAD**
LIKE A NORMAL DAD
★ BUT WAY ★
COOLER

DON'T PANIC I'M A MECHANIC!





MADERA 1900 OFFICE REMODELED





PLUMBERS

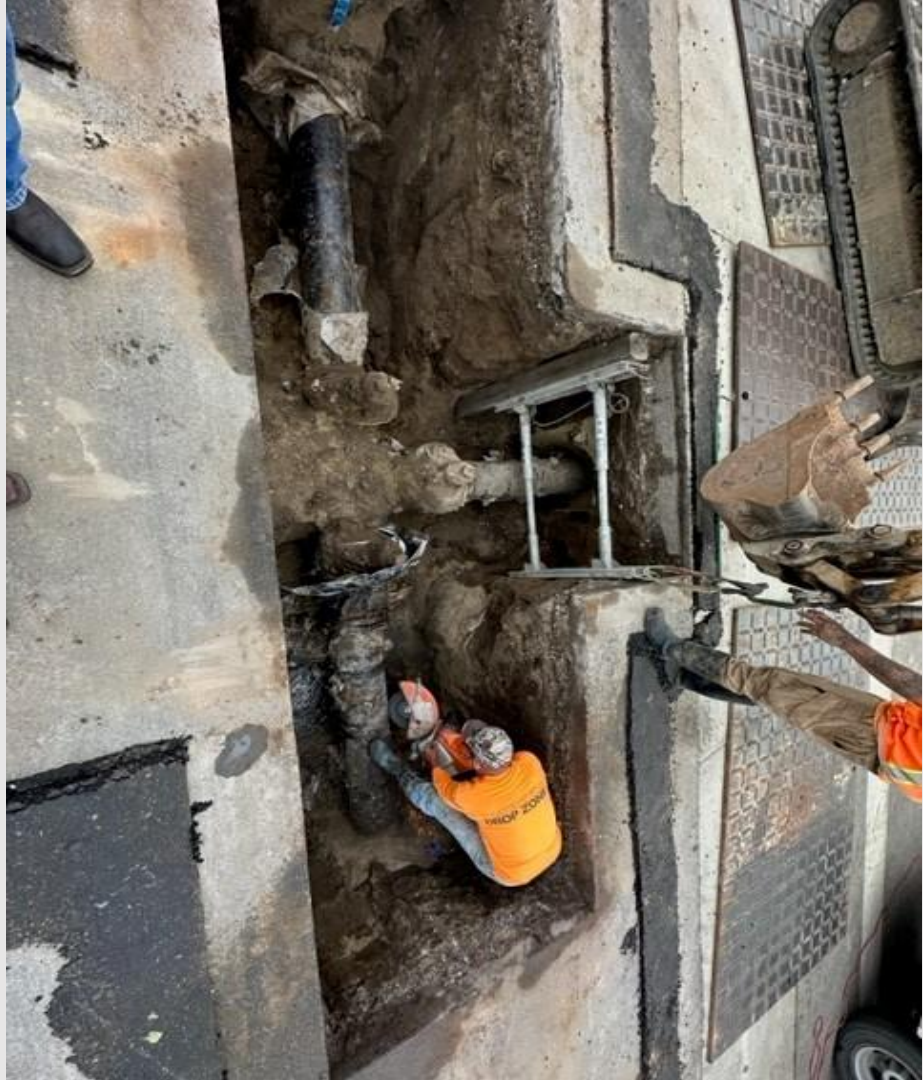


EVERYONE'S A PLUMBER



UNTIL THE REAL
PLUMBER
SHOWS UP





EVERYONE DESERVES AN
OSCAR 🤔







EVERYONE CALM DOWN

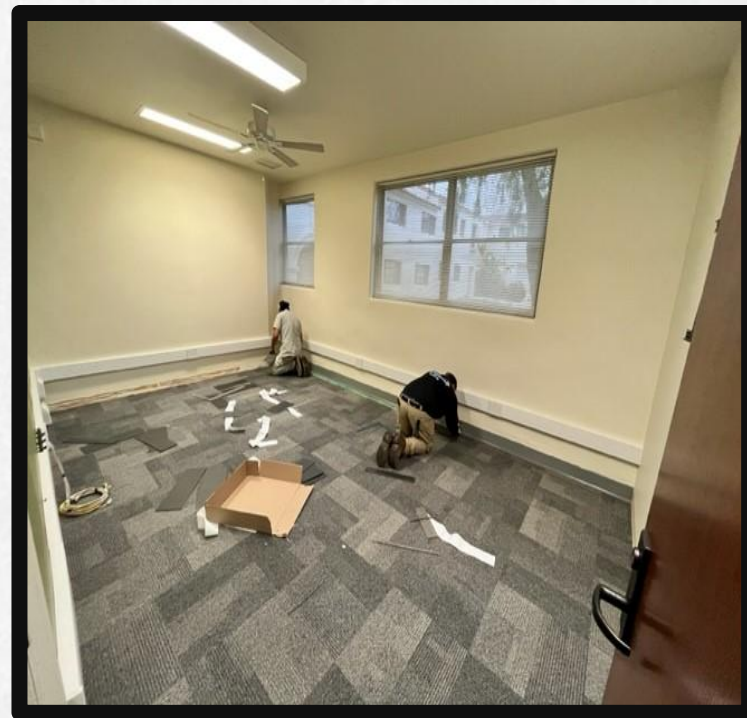
I GOT THIS!

SKILLED TRADES



AVENGERS

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AVENGERS

MARVEL



AVENGERS

MARVEL



AVENGERS

MARVEL

The Logistics & Maintenance Team

Work Center

- Sharon Seravic
- Michelle Dietz

Housing Maintenance

- Jess Padilla
- Jose Lopez
- Jesus Miranda
- Gus Gonzalez

Lock Shop

- Aaron Lasley
- Loren Fleming

Maintenance Stores

- Jesus Alvarez
- Juan Cardenas (SA)



Auto Shop

- Salvador Romero
- Martin Montejano

Campus Moves

- Garrett Ehritt



FS Work Center Staff

Sharon Seravic

Facilities Services Coordinator

Michelle Dietz

Work Center Specialist



REACTIVE MAINTENANCE
Work Order

All requests for repairs, small projects, preventative maintenance as well as key requests start with the Work Center. The Work Center staff dispatches to the trades/crafts for work to be done.

The image displays three overlapping forms from the University of Illinois system:

- REACTIVE MAINTENANCE Work Order:** This form is for a maintenance request. It includes a barcode, a room number (1617), a description (TOILET PLUGGED IN MEN'S RESTROOM), and a requestor (MARINA GUZMAN). It also shows dates for completion (7/13/2006) and start (8/7/2006).
- Requisition:** This form is for a key request. It includes a title (KEY REQUEST - CASTANIERO, NITZIA), a date (7/27/2012), and a priority (7/27/2012). It also shows a credit account (660812-G0901-855-00000-00000-00000).
- Estimate:** This form is for an estimate of labor and materials. It includes a task description (TOILET PLUGGED IN MEN'S RESTROOM), a labor cost of \$0.00, and a total cost of \$0.00.

Housing (HRE) Maintenance Staff

Jess Padilla

HRE Maintenance Supervisor

Jose Lopez

Facilities Maintenance Mechanic

Jesus Miranda

Plumber

Gustavo Gonzalez

Facilities Maintenance Mechanic



HRE Maintenance

The HRE Maintenance staff is responsible for the routine maintenance and repairs of 956 dorm rooms and common spaces in 3 villages.

Anacapa Village

Santa Cruz Village

Santa Rosa Village



Lock Shop Staff

Aaron Lasley

Supervising Locksmith

Loren Fleming

Locksmith



Lock Shop

The Lock Shop is responsible for the repairs, replacement and maintenance of all campus building locks and Traka key boxes as well as the issuance of new keys and door codes.



Maintenance Stores Staff

Jesus Alvarez

Storekeeper

Juan Cardenas

Student Assistant



Maintenance Stores

Maintenance Stores staff is responsible for the purchasing, stocking and issuance of maintenance and repair items to ensure that the trades/crafts have the materials needed to minimize down time of campus buildings and assets.



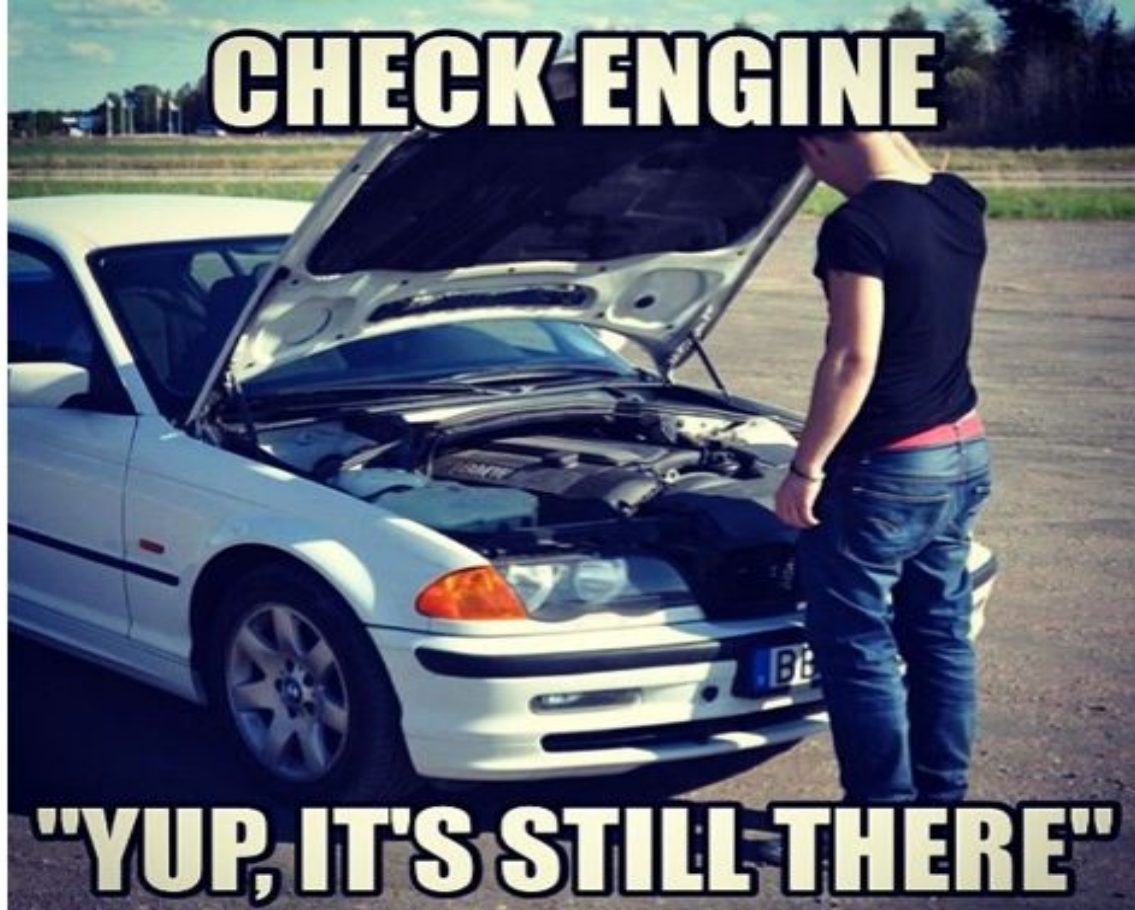
Auto Shop

Salvador Romero

Auto Mechanic

Martin Montejano

Mechanics Helper



Auto Shop

The Auto Shop is responsible for the maintenance and repairs on the campus fleet vehicles/equipment as well as checking in and releasing new fleet vehicles.



YOU'RE MOVING ME AGAIN?

**ARE YOU SURE? ARE YOU REALLY
SURE?**

makeameme.org

Move Staff

Garrett Ehritt

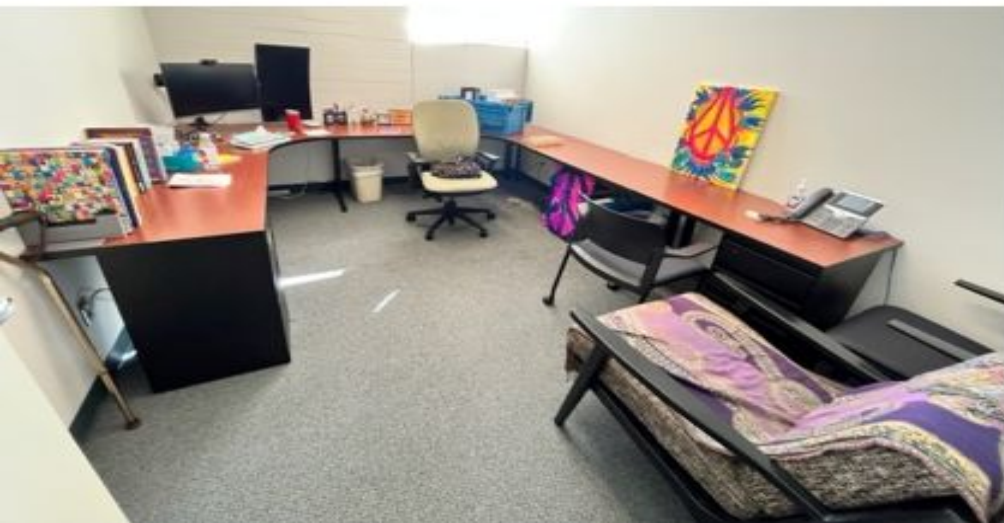
Laborer

AVENGERS

MARVEL

Campus Moves

The Campus Move staff are responsible for the office to office moves, as well the pickup and delivery of surplus furniture for campus needs.





Planning, Design & Construction



The PDC Team

- **David Carlson**
 - Director of PDC
- **Terry Tarr**
 - Associate Architect
- **Dan Gerrard**
 - Inspector of Record
- **Christine Miller**
 - Drafting Technician
- **Mike McConnell**
 - Project Manager
- **Mark Becket**
 - Construction Project Manager
- **Eric Sanchez**
 - Project Manager
- **Katherine Vaughn**
 - Project Analyst
- **Jake McKnight**
 - Graduating Student Assistant



What does PDC do?

Planning

- PDC is responsible for the campus Physical Master Plan and ensures all construction projects comply with the Plan.
- PDC develops project feasibility studies, environmental impact reports and other documentation required prior to proceeding forward with Major Capital projects.
- PDC maintains the Space Facilities Database, which tracks usage of all physical spaces on campus.
- Each year, PDC submits project funding requests for Major Capital projects and Deferred Maintenance projects. This is where the campus obtains a major portion of the construction funding on an annual basis.
- PDC reviews departmental space requests to ensure existing and planned uses are coordinated to provide the best use of space.

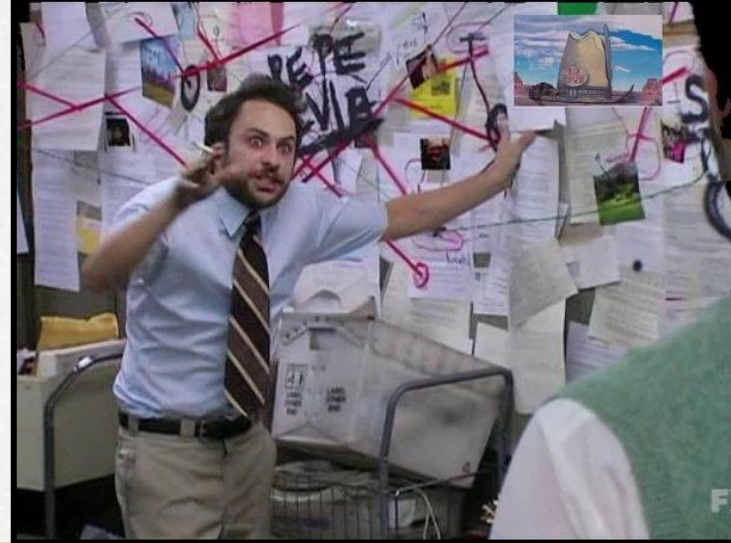


What does PDC do?

Design

- For smaller projects, PDC provides full design services.
- For larger projects, Major Capital projects and Minor Capital projects, PDC hires and oversees professional design teams to complete all required design and construction documents.
- During Design, PDC works with professional design teams and users to develop full project scoping and review to ensure the completed design meets the users' needs.
- PDC navigates construction document approvals by all required agencies.
- PDC works with Procurement to develop bid documents and hire contractors to complete the projects.

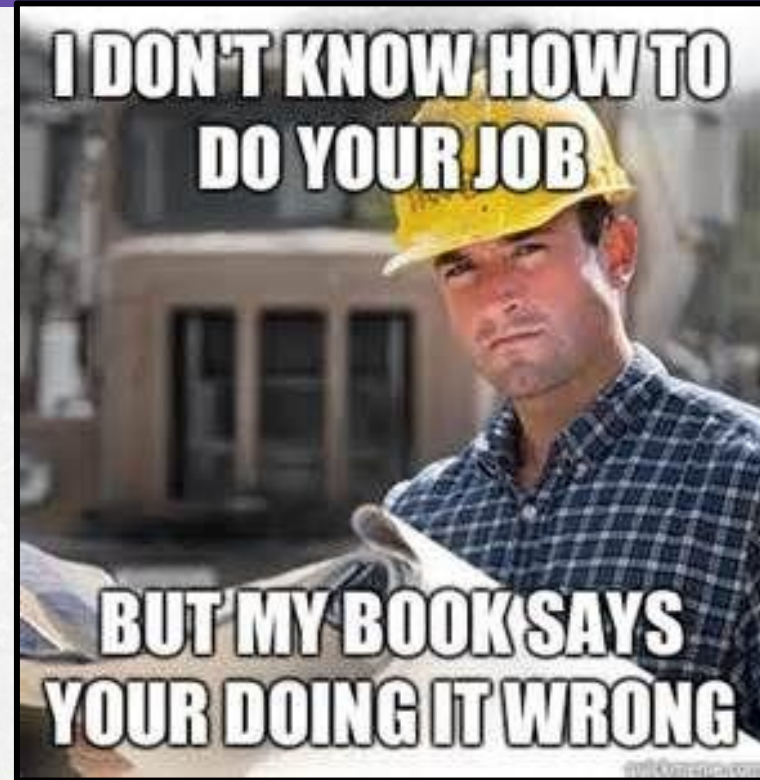
**HOW IT FEELS WHEN THEY ASK
YOU TO EXPLAIN YOUR
BUILDING DESIGN CONCEPT**



What does PDC do?

Construction

- PDC oversees the construction of all Major Capital and Minor Capital projects.
- For in-house and other small projects, PDC provides support to ensure delivered project meets the needs of the end users and the campus in general.
- PDC provides inspection services for all construction projects to ensure compliance with all applicable codes and regulations.
- PDC provides final review and notice of completions for projects as required.



Major Capital Projects

Gateway Hall

- New Front Door to the Campus
- Welcome Center, Student Services Offices, Faculty Offices, Extended University, Classrooms, Labs
- Status: Under Construction
- To be completed August 2025
- Total cost: \$90M
- Key PDC Personnel:
 - David Carlson
 - Terry Tarr
 - Mark Becket
 - Dan Gerrard
 - Katherine Vaughn



Major Capital Projects

North Loop Utility Upgrades

- Project expands hydronics and power to the north side of campus
- Connects needed utilities to Gateway Hall, ECCEC and other future improvements.
- Status: Under Construction
- To be completed mid-2024
- Total Construction Cost: \$9.1M
- Key PDC Personnel:
 - Eric Sanchez
 - Dan Gerrard
 - Chris Miller
 - Katherine Vaughn



Major Capital Projects

Martin V. Smith Hall

- New home for the MVS School of Business and Economics
- More than 30 staff and faculty offices, classroom and breakout rooms, renovated courtyard
- Phases 1 and 2 Complete
- Phase 3 to be completed mid-2024
- Total cost: \$11.75M
- Key PDC Personnel:
 - David Carlson
 - Mike McConnell
 - Dan Gerrard
 - Chris Miller
 - Katherine Vaughn



Major Capital Projects

Early Childhood Care and Education Center and Carden Relocation

- New childcare center and training facility
- Project will relocate Carden to adjacent site
- Project will provide care facility for 100 children from infant to 5 years of age.
- Current Status: Schematic Design
- Completion Date: TBD
- Total cost: \$46M
- Key PDC Personnel:
 - Terry Tarr



Minor Capital Projects

Malibu Hall Dance Studio

- PDC designed improvements
- New interior walls
- Replacement of temporary dance floor
- Full repainting of space
- Improved accessibility
- Future phases will include improved lighting and AV systems
- Status: Phase 1 Complete
- Phase 1 Budget: \$250,000
- Key PDC Personnel
 - David Carlson
 - Chris Miller
 - Mike McConnell



Minor Capital Projects

Bell Tower Cultural Centers

- Renovation of several central Bell Tower spaces
- New African American, LatinX and LGBTQ+ Centers.
- PDC worked with FS team to complete project on time and on budget.
- Project Status: Complete
- Project Construction Budget: \$200,000
- Key PDC Personnel:
 - David Carlson
 - Chris Miller



Minor Capital Projects

Nursing Sim Lab Expansion

- Conversion of several offices into nursing labs
- PDC designed project and is working with FS team to complete project for Spring 2024 semester
- Project Status: Under construction
- Project Budget: \$200,000
- Project Cost: ~\$150,000
- Key PDC Personnel:
 - David Carlson
 - Chris Miller



Minor Capital Projects

ESports Gaming Room

- Conversion of Trinity Hall Classroom into new ESports Gaming facility including new acoustic treatments, paint, and windows
- PDC has worked with FS team to complete project on budget for Spring 2024.
- Project Status: Under construction
- Total Construction Budget: \$189,000
- Window Replacement Cost: \$60,000
- Key PDC Personnel:
 - David Carlson
 - Chris Miller
 - Mike McConnell



Minor Capital Projects

Student Union Courtyard Improvements

- New gathering spaces throughout the courtyard including outdoor classrooms, new bench seating and gathering spaces.
- Project Status: Construction Closeout
- Project cost: \$600,000
- Key PDC Personnel:
 - David Carlson
 - Chris Miller
 - Mike McConnell



Thank you, Jake McKnight

This week we say goodbye to our
PDC student assistant Jake McKnight.

Jake has been a dedicated student assistant
for PDC for the past two years.

Jake will be attending
law school next fall.

Good Luck Jake!



Energy & Sustainability





CSUCI's Climate Action Plan

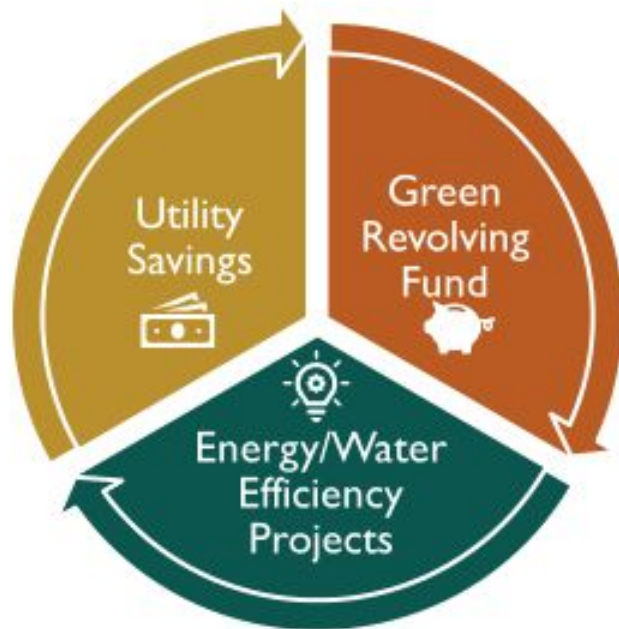
Adopted January 2023

CSUCI Solar Field

- 12, 400 panels
- 68% of campus electricity
- 8 million kWh annually
- 30 year contract
- 6.3 cents per kWh
- 8 million dollar savings over 30 years



GREEN REVOLVING FUND



Now Accepting Applications!

- GRF is an internal fund to finance energy/water efficiency projects
- Projects must have a measurable return on investment
- Utility savings achieved by the project are used to repay the project loan



FOLLOW US
@SUSTAINABILITYATOSUCCI

CLEAN AIR DAY



TREE
CAMPUS
USA



Annual Coastal Cleanup Day Event





Vegetation Management with Goats!



EV Charging & Energy Efficiency Projects



KNOW BEFORE YOU THROW!

CONFETTI = TRASH

**3 SECONDS OF
CELEBRATION = DECADES OF
POLLUTION**

EKHO SAYS PLEASE DON'T LITTER



**TRY DRIED FLOWERS • LEAVES • BUBBLES
or a PHOTO FILTER**

Instead of plastic or paper confetti - Thank You

Learn more: go.csuci.edu/CONFETTI



CELEBRATE EARTH MONTH

Happy Earth Month! We all have a role to play in helping create a healthy planet. Use this calendar to take action in support of a greener CSUCI.

APRIL 2023 EVENT SERIES

APR 05

Goats & Sheep on Campus?!
Targeted Grazing for Vegetation Management
12:00 - 2:30 pm | El Dorado Hall

APR 20

Ocean Conservation & Climate Change
12:00 - 1:50 pm | Bell Tower 2515
Thrift Shop
2:00 - 4:00 pm | Central Mall
Pot Painting & Planting
3:00 - 5:00 pm | Portero Fields

APR 06

Theater of the Oppressed
10:30-11:45am | Sierra Hall 1411
Nuclear Energy & California
12:00 - 1:50 pm | Bell Tower 2515

APR 11

Farmer's Market
2:00 - 4:00 pm | Central Mall

APR 25

Rock Your Crocs
11:00-4:00 pm | Student Union
Sustainability Tips for On and Off Campus
1:30-2:30 pm | Virtual via Zoom

APR 13

Theater of the Oppressed
10:30- 11:45 am | Sierra Hall 1411
Communicating The Climate Crisis
12:00 - 1:50 pm | Bell Tower 2515
Pollinator Garden Planting
2:30 - 5:30 pm | North Quad

APR 26

20th Anniversary Tree Planting
12:00-1:00 pm | A3 Parking Lot
Hold Corporations Accountable
6:00 - 7:00 pm | Bell Tower 1462

APR 18

Public Transportation & Environmental Ethics
12:30-1:30pm | BRD 2325

APR 27

The Solar/Hope Punk Workshop
10:30-11:45 am | Sierra Hall 1411

APR 19

Earth Day Bash!
12:00-2:00pm | Central Mall

Scan for more info!



20 CSUCI
1968-2023



CSUCI EARTH MONTH

PRESENTS:
ECOCHALLENGE!

WHAT IS IT?

A **30-DAY CHALLENGE** WHERE WE COMMIT TO TRYING AND DOING NEW THINGS TO EDUCATE, ENTERTAIN, AND ENGAGE WAYS TO DRIVE **SUSTAINABLE HABITS** IN YOUR LIFE!



GOLD Sustainability Rating



ADMINISTRATION



Administrative Support Staff



Shana Tanajiraphaisal - Lead Budget Analyst



Katherine Vaughn - Project Analyst



Makayla Matheu - FS Coordinator



NOT ALL HEROES
WEAR CAPES!



Student Assistants

Jennifer Benito



Anuj Kumar



Administrative Services

- **Budget Development & Tracking**
- **Project & Admin Support**
- **Process Improvement & Employee Training**
- **Personnel Management Support**



Questions?