Facilities Management and Services is pleased to present our 2012 Annual Report. Inside the following pages you will find information on the duties and scope of each of our service units, as well as information on some of the people within them.

If you have questions or would like to learn more about the units or information within, please call our front desk at ext. 6222.

We hope you find the report informative and entertaining!
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On behalf of Facilities Management and Services (FMS), I am pleased to present this Annual Report for 2012. FMS is a large and critical organization at California State University, Chico with an important mission: To provide students, faculty, and staff with facilities and grounds that deliver the highest quality learning environment in support of academic excellence in Northern California.

In the past year, FMS employees have continued to demonstrate initiative, professionalism, stewardship, and enormous pride, caring for and preserving Chico State facilities and grounds. FMS staff works diligently to maintain and improve the overall appearance of the campus with successes that are self-evident. Chico’s picturesque grounds, formidable arbor canopy, and blend of old and new building architectures provide many points of pride for the campus community, and CSU system.

This report is a general summary of the key challenges taken on by FMS in the past year and the successes of those endeavors. The report also highlights the strongest asset found at FMS, its quality and dedicated staff. The report is a condensed snapshot of many critical functions performed by FMS in the course of a year, intended to help inform stakeholders of the value and return they are experiencing on their investment in FMS. The report further illustrates the continued work needed to be done in order to ensure Chico State’s continued success as a leading institution of higher education in California.

On behalf of FMS, I extend our appreciation for the trust and faith in our operations. We look forward to continuing our strong support of student success through our team of professionals dedicated to improving, maintaining, and preserving our campus facilities for future generations.

Luis Caraballo, Director
As part of our continued process to improve the service and performance of FMS, we have embarked on creating a new Strategic Plan for the department. The following Values, Mission, and Vision will be the framework we work within, as we continue to define our priorities and work practices. We are also very excited to publicly share the new FMS logo; created by the University’s Creative Director, Alan Rellaford.

Values: What is most important to us at FMS at Chico State?

♦ Customer Service
♦ Excellence
♦ Professionalism
♦ Stewardship
♦ Student Success
♦ Teamwork

Mission: Working in alignment with our Values, Our Mission is to ....

Our mission is to provide students, faculty, and staff with facilities and grounds that deliver the highest quality learning environment in support of academic excellence. We are a team of dedicated, goal-oriented professionals who work in partnership with the campus community to improve, maintain, and preserve our University for future generations.

Vision: If we successfully fulfill our Mission, Chico State will look and function like what?

Our vision is to be the best, most dedicated facilities department in the California State University system. We take pride in providing our University with a safe, attractive and well maintained campus.

We envision being a proactive, efficient, customer-focused organization recognized for excellence in stewardship and service to our campus. We will devote ourselves to improving our campus environment using sustainable practices and innovative technology in a manner that enhances learning, assures safety, and maximizes resources.

We will continually strengthen partnerships and create a culture among our campus community that is synonymous with integrity, professionalism, and excellence; preparing for tomorrow by committing to our responsibilities today.
Welcome to the Custodial Services of the FMS Department at CSU, Chico. On a daily basis we help to make the Chico State campus one of the most beautiful in the CSU system. Our division is committed to maintaining, cleaning, and protecting the interior portions of the University’s facilities. We focus on providing a safe, attractive, functional and comfortable environment for our faculty, staff, students and visitors, that will contribute toward a positive learning experience and student success.

**Scope of Duties**
- Cleaning and sanitizing
- Floor Care
- Building Lock and Unlock
- Event support and set-up
- Construction Project Support
- Stocking paper products
- Replacing interior light bulbs
- Trash pick-up

**Fun Facts!**
- Used 42,508 rolls of Toilet Paper in 2012
- Applied 632 Gallons of Floor Finish Last Summer
- 960 Labor Hours to Wash Exterior Windows Once

**Diversity**
One way that the Custodial Services unit enriches our campus community is through our diversity. Team members come to us from all over the world ...from Sri Lanka to Portugal. Many of us are accomplished musicians, and one of us speaks 5 languages. Like the students that attend CSU, Chico we value education. Over 12 of us have BA degrees and 4 have Master’s. Some of us have been working on this campus for over 34 years. We are dedicated to creating an environment that fosters student success. We look forward to seeing you in the halls.
CLEANABLE SPACES

Buildings:
Total Cleanable Square Footage 1.7 Million

Bathrooms:
759 Toilets, 489 Sinks

Floors:
Maintain 17 Different types of Floors...tile, wood, carpet, and many more.

What this means?

59 Full-time Employees work on a daily basis to keep your campus clean!
In other words, every Full-time employee on average is cleaning equivalent to 18 (1600 Square feet) houses a night!

Custodial Products

FMS, Custodial Services is committed to maintaining a sustainable campus. We value the mission of sustainability in our choice to use Green Seal Certified Products on our campus, whenever possible. Considering the magnitude of use due to volume on our campus we can see how our commitment to sustainability is helping us to protect our beautiful campus environment.

Meet a Staff Member

Hi, I’m Mario Chandrakumar; Custodian at FMS for almost 5 years. I am a very active member of the campus community, serving on a number of committees including Staff Council. I have done many interesting things in my life; by profession I am a certified Aircraft Maintenance Engineer. I served in the US Embassy in Sri Lanka as a US Warden for more than 12 years, and have been involved with the Rotarian Clubs in both Sri Lanka and here in Chico. My daughter and I came to Chico in the fall of 2007 for her to attend the University. I am proud to say she graduated with her degree in Micro Biology in 2012. You might not know that I was originally listed on the missing persons list of the Tsunami that devastated Sri Lanka in 2005. I was scheduled to be staying at a hotel Trincomalee, but my arrival was delayed to take my brother-in-law to the airport. I was traveling from the airport to the hotel at the time of the tragedy; unfortunately several friends that I was supposed to meet up with were lost that day. Through the Rotary Club in Sri Lanka I was responsible for raising several million dollars for the relief funds.
The mission of Central Plant Operations is to provide and maintain a comfortable interior environment in a clean and energy efficient manner that supports the University’s purpose of student learning.

Our unit is made up of 14 engineering trades staff specializing in five distinct, yet interconnected classifications: Operating Engineers, Building Service Engineers, Refrigeration Mechanics, Control Specialists, and Supervising Building Service Engineer. We are managed by the campus Chief Engineer, while working closely with the Manager of Energy and Sustainability. Central Plant Operations is tasked with heating and cooling the occupied spaces of all the campus, with the exception of University Housing and Food Services facilities. Our team brings a collective 235 total years of service, experience, and dedication to Chico State.
The challenge we face is the balance between personal comfort, and compliance with energy consumption laws and standards. Wider ranges of temperature set-points are more sustainable by using less energy and reducing the campus utility expenditures. However, the trade-off is that more people may be outside of their own personal comfort. The Central Plant does not determine the temperature set-points; they are mandated by state law (Department of General Services), and by the Chancellor’s Office in the form of Executive Order (EO) 987 which states: “Purchased energy resources on CSU facilities will not be used to heat above 68 degrees F or cool below 78 degrees F.” Title 24 Regulations (California Energy Code) sets the standards for which new facilities are built. Being a national leader in sustainable practices, the CSU system and EO 987 mandate a more stringent standard than Title 24, and is thereby the standard by which we operate our facilities.

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**Scope of Duties**

- 24/7 Computer Operated Control Center
- Provide Heating and Air Conditioning to Main Campus and Associated Students
- Service and Repair HVAC Systems
  - Steam / Hot Water Boilers
  - Underground Infrastructure
  - Chilled Water Systems
  - Air Handlers
  - Fire Dampers and Doors
  - Compressed Air / Vacuum Systems
- Maintain and Service Academic and Laboratory Ventilation Equipment
  - Fume Hoods
  - Refrigeration Equipment
- Service Yolo Swim-Ex Daily
- Meet Energy Efficient Initiatives
  - EO 987
- Minor & Major Capital Project Support

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**Fun Facts!**

- 5.95 Miles of Underground Steam and Chilled Water Lines
- 85 Package (roof-top) HVAC Units
- Filtration meets Surgical Standards (MERV 14)  
  - Some Exceptions in Smaller Systems
- Change Over 15,500 filters annually
- 1.35 million Gallons of water in Thermal Energy Storage (TES) Tank = 70 - 90 backyard swimming pools; could fill Acker Gym over 9 ft deep!
- 2M sq ft of Conditioned Space
- 3 Chillers / Cooling Capacity of 4550 Tons  
  - Equivalent to cooling 1513 avg homes
- 1698 Completed Work Orders  
  - Preventative Maintenance  
  - Repair and Installation
The Building and Mechanical Trades group is comprised of 20 experienced staff with diverse skills within 8 different classification series: Carpenters, Electricians, Facility Workers, Locksmiths, Metal-Workers, Masons, Painters and Plumbers. We take pride in providing facilities services which focus on the maintenance, repair, service, and operation requirements of campus buildings and infrastructure. Shop personnel are often working behind the scenes to test and maintain the building and infrastructure systems of the campus. Our employees ensure the proper function and operation of the facilities in support of the University’s strategic priority to provide a high quality learning environment. We are also committed to providing and maintaining an attractive appearance of campus buildings.

Meet a Staff Member

Hi! I’m Joel “JD” Dauterman, Supervising Carpenter at FMS. Prior to coming to work at Chico State as a Carpenter in 1997, I owned and operated a cabinet shop here in Chico. I am known for being a true craftsman in the field of wood working, as well as a willingness to do whatever it takes to get the job done. My skills, experience, and team first attitude led me to being promoted to Supervising Carpenter in 2008. I have been happily married to my wife Lucinda for 31 years. We enjoy spending time together while traveling, but above all love to camp and fish. Our oldest daughter Jessica attended Chico State, eventually finishing her degree at CSU, Sacramento in Architectural Design in 2010. I am proud of the many projects that I have built at CSU, Chico; such as the 1st floor faculty lounge in Trinity Hall. When it comes time for a department BBQ or lunch, I am known for putting on an incredible tasty spread, capable of “feeding the masses.”

Scope of Duties

- Scheduled and Routine Maintenance
- Building Repairs
- Customer Response
- Regulatory Compliance and Reporting
- Renovations
- Event Support

Fun Facts!

- Total Work Orders = 5276
- 568 Light Fixtures Repaired
- 60 Plumbing Stoppage Calls
- 4290 ft of Stadium Bleacher Boards Replaced
- 1090 Keys Made
- 73 Elevator Trouble Calls
General Building Data

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<tr>
<td>Interior Walls to Paint</td>
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<td>Card Readers and Panels</td>
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<td>Manholes (Steam, Electrical, Sewer, Storm Drain,</td>
<td>336</td>
</tr>
<tr>
<td>Chilled Water)</td>
<td></td>
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</tbody>
</table>

In-house Projects We're Proud of!

- PHSC Men’s 2nd Floor Restroom Remodel
- THMA 346 Classroom Renovation
- GLNN 306 Smart Classroom & Mock Courtroom Upgrade
The Mission of the Design and Construction Services Department is to provide design and project management services in support of maintaining, renovating, and improving the quality of the physical campus.

The Design and Construction Services area of FMS is made up of 5 Full-time employees, and up to 4 student assistants. We have a combined 63 years of service and experience at Chico State alone. We boast a deep tradition and connection to Chico State. Norma Young and Stephanie Lingsch are both Wildcat alumni, and our manager Andrew Boyd is very close to joining the ranks of Chico State alumni upon completion of his Master’s Degree in Business Administration this spring. Our student assistant who you might have seen on campus wielding a GPS device (Brandon Fraser) will graduate in May with a Interdisciplinary Master’s Degree. Tim Uchimura’s daughter starts classes as a freshman this fall and Norma Young’s daughter will join CSU, Chico as a transfer in the Spring of 2014.

Its worth noting that Karen Gilmet was recognized as a nominee for the 2012 Staff Employee of the Year. Karen’s career spans 24 years, all within FMS Design and Construction. Karen’s work ethic and approach have garnered praise from many colleagues on campus. In addition to her contributions to the campus, Karen is an active community leader in Orland, participating in numerous events and organizations.

2011-12 Project Data
Completed Projects: 28
Total Value: $1,771,523

Glenn Hall 2012 Improvements
♦ Project Value: Just under $450,000
♦ Gallons of Paint: 50
♦ Window Blinds: 2530 sq ft
♦ Ceiling Tiles: 17,300 sq ft
♦ Lighting Upgrade:
  ◇ Energy Savings = 45% reduction
  ◇ 126,260 kWh reduction
  ◇ 102 fixtures eliminated
  ◇ 265 new fixtures installed
Glenn Hall Classroom Project Summer 2012

Last summer FMS worked collaboratively with Academic Affairs and the College of Business to expand on an energy project, turning a simple lighting retrofit project into a substantial refresh of 20 classroom spaces in Glenn Hall. We are proud of the transformation from old classrooms into professional learning environments. Glenn 306 received a full “make-over” including new; ceilings and lighting, carpet, paint, window blinds, and upgrade of the learning technology to today’s standards of a “Smart Classroom” and “Mock Courtroom.” The total value of the project was just under $450,000.

Holt Hall Window Replacement Project Summer 2012

At Holt Hall the windows to the interior light wells were in dire need of replacement. FMS worked with the College of Natural Sciences to vacate approximately 60 offices to allow for the repairs. The old window systems were completely removed. The project provided the opportunity to repaint all of the 60 faculty offices and improve common study spaces. In total, approximately 2,000 sq ft of window systems were replaced.
The mission of the Grounds and Landscape Services unit is to support Facilities Management and Services and the University by providing a clean, safe, and beautiful landscape in an efficient, ecologically sound, and sustainable manner.

**Who Are We?**

The Grounds and Landscape team is responsible for maintaining the natural beauty of our campus. As you make your way through campus you might see our team hard at work. Our crew consists of 10 Full-time employees and 4 - 8 student assistants. Collectively, our Full-time employees have over 170 years of service at the campus. There are various classifications and complex skills within our team such as: Groundsworker, Gardening Specialist, Irrigation Technician, Pest Control and Spray Specialist, and Light Equipment Operator.

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**Fun Facts!**

- Grounds maintain 119 acres, which is the equivalent of 476 (¼ acre) homes, or 47.6 homes per week / Full-time Employee
- 22 Acres of Athletic Fields
- 18 Acres of Parking Lots
- 6.6 miles of Walkways

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**Scope of Duties**

- Irrigation
  - Scheduling of Control Systems
  - Maintenance and Repair
- Daily Trash Pick-up
- Maintain Athletic Fields
  - Field/Game Lining and Preparation
- Landscape Service
  - Fertilization and Cultivation
  - Seasonal Planting
- Clean and Maintain Hardscapes
  - Leaf Blow Daily
  - Street & Walkway Sweeping
- Pest & Disease Control
  - Herbicide Applications
  - Reporting and Documentation
- Event Support

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Nettleton Stadium
Riparian Corridor

George Peterson Rose Garden

Gateway Science Museum

Patio at Laxson Auditorium

Alumni Glen
Welcome to the Business and Administrative Services unit of FMS! We are a dedicated group of 6 Full-time staff, 1 manager, and up to three student assistants. Collectively we have over 73 years of service and experience at CSU, Chico. In support of student success, our goal is to provide professional business services with enthusiasm and integrity as we support the campus, and the 9 service units of Team FMS.

Our longest tenured employee is Ginny Hanson; she has served 26 years at Chico State, all within FMS. Ginny’s passion away from work is volunteering for numerous community service projects such as Love Chico and Habitat for Humanity. Debbie Hardy came to FMS in 2005, after spending time working for former University Presidents Robin Wilson, and Manuel Esteban. She has faithfully served our university for over 22 years. Linda Garcia has been with FMS for 12 years, after working 20 years at CSU, Sacramento. One of her daughters is currently enrolled at CSU, Chico, and the other graduated in 2003. Over the past 6 years many of you have heard and seen the bright voice and smile of April Nesbitt. April also has ties to the CSU system having earned her BS in Business Administration from CSU, Sacramento. You may not know that April worked 5 summers in Denali National Park. Andrea Rumiano has worked at FMS for nearly 4 years, and has the distinction of being a legacy alumnus. Her father was in the founding class of Chico State’s Epsilon Theta Fraternity. The newest member to the team is Kat Anderson. Kat is a perfect fit for FMS having earned her degree in Construction Management from CSU, Chico, and brings several years of experience in the industry. Caitlin, Elva, and Brianna are our three fabulous students who assist us with all aspects of our operation, always with smiles and enthusiasm.

**Achievements and Initiatives**

- **New or Improved Processes**
  - Budget Report; increased reporting efficiency and timing.
  - Project Log; utilizing encumbrance documentation previously not available for internal projects.
  - Billing Report; improved accuracy and by compiling detailed data for reimbursed activities.
- Assisted campus Financial Services to consolidate gas & electric invoices from 40 to 8, annually.
- Assisted with the modification of water invoices for easier meter/building identification.
- Currently working on a project to re-establish work order prioritization and task coding to produce more meaningful data for management review and analysis.
- Implemented the system-wide on-line Absence Management Self-Service System, working with campus Payroll personnel, to eliminate the need for nearly all paper Absence Reports.
- Implementation of the Business & Finance Printer Consolidation Initiative, thereby eliminating 19 unnecessary printers and the myriad of print cartridges within our organization.
**Scope of Duties**

- Manage Annual Budget of $7M
- Accounting
- Procurement and Contracts
- Work Order Control
- Event Support
- Payroll
- Human Resources and Labor Relations
- IT and Telecommunications Support
- Property Coordination of $2.2M Worth of Equipment

**Fun Facts!**

- We Processed
  - 11,372 Work Orders
  - 4800 invoices totaling $1M in payables and $1.1M in receivables from Charge-back Requests
  - 688 State Procurement Credit Card Transactions
  - Over 600 Purchase Orders
  - 110 Service Contracts
  - Average of 215 payroll transactions per month

- We Support
  - +/- 130 Total Department Employees and 20 Student Assistants
  - 230 Campus Events
  - 180 FMS Computers and Peripheral Devices
  - 70 Telephone Lines
The Auto Repair Facility is a dedicated staff of 3 Full-time mechanics plus a manager, who combine to have over 45 years of mechanical service here at CSU, Chico. We have a wide array of duties that we fulfill not only for the FMS department but also University Housing, Associated Students, University Police, the University Farm and other Departments on campus. We strive to ensure the job is done correctly and in a timely manner.

Meet a Staff Member

Good Day, I’m Warren Moser; Lead Auto and Equipment Mechanic. Many of you have had the opportunity to work with me during my 25 years at Chico State. It is hard for me to imagine life without a wrench in my hand, as I grew up working in my father’s Auto Shop here in Chico. I took classes in Industrial Technology and Metals for several years, my wife Teresa of 40 years earned her degree and Teaching Credential in 2002. Two of my brothers are also CSU, Chico alumni. Teresa and I have one son, a daughter, and five wonderful grandchildren. Our son-in-law Chance Halderman also works for FMS as a Custodian. Come on down to the Automotive Repair Facility sometime and I’ll show you around!

Fun Facts!

- Completed 1029 Service Work Orders
  - 267 of which were Charge Back
- Vehicles and Equipment We Service
  - 168 Vehicles (cars, trucks, buses, and electric carts)
  - 40 Pieces of Industrial Equipment (mowers, tractors, lifts, etc.).
  - 21 Back-up / Emergency Generators
  - 120 Pieces of Small-equipment (blowers, chain saws, trimmers, power washers, etc.).

Scope of Duties

- Vehicle and Equipment Inspection, Maintenance, and Repair
- Fleet Management
  - With the delegated authority of Campus Vehicle Inspector, we assist the various campus departments with the purchase and disposal of vehicles and equipment.
  - We maintain vehicle records (repairs, expenses, smog inspections, accident, etc.)
  - We prepare and file required fleet reports for State and Federal agencies (CARB, DOT, DGS, DOE).
- Training and Certification
  - We provide training, certification, and record keeping for University personnel on many vehicles and pieces of equipment including forklifts, Bobcats, and personnel lifts.
Central Supply is a department whose main purpose is to be the primary source for procuring and warehousing repair parts and materials required by other FMS service units to meet their daily maintenance and small construction project needs. We have 2 full time employees, 2 part-time students, and 1 manager totaling more than 40 years in warehouse experience, and over 20 years of service on the CSU, Chico campus.

**Fun Facts!**
- Stock over 5200 SKU’s (different parts)
- Total Inventory Value: $465,000
- 200 Loaner Tools (sorry FMS only)
- Purchased $1.4M in Materials

**Scope of Duties**
- Purchasing
- Daily Parts Pick-up and Delivery
- Custodial Supplies
- Tool Loaner Program
- Stock Inventory
- Open Will-call Counter
- Fuel & Oil Purchasing

**Meet a Staff Member**

Hi, I’m Tim Moody; I have worked at Central Supply for the past five years, and have more than 12 years service to Chico State. My son Brandon is currently attending CSU, Chico majoring in Business Agriculture, with a minor in Animal Science. Most of you would be surprised to learn that my grandfather Stephen, worked at Chico State as a Custodian back in 1969 to 1975. The opportunity for me to work in Central Supply allows me to learn from our talented trades staff professionals information and skills that I use at both work, and home. I also feel very privileged to work with many different students, watching them grow and learn as young adults, as well as feeding off their youthful energy.

**Achievements & Initiatives**
- Central Supply consolidated our operation from a small warehouse, and another larger warehouse off campus; into one contiguous space within the old Trades Shop in the FMS yard. We also built a new customer service counter and office in our new space. This consolidation has increased the overall efficiency and production of our operation.
- We implemented a new process to manage our Tool Loaner program within TMA (our maintenance management software). This has reduced the cost of replacing tools through more accurate check-in and check-out procedures.
- We implemented a new material bin location system for all parts within the warehouse. Resulting in less time spent finding materials our employees require.
In 2012 FMS underwent a minor re-organization of our management team. We realized that to optimize our performance and service to the campus, we needed to approach our work in a more systematic manner. To address this need, Sean Greenwald is now serving the department as the Manager of Facility Operations Planning, as well as the delegated Campus Deputy Building Official for projects under $610K.

Deferred Maintenance?

Over the last couple of years most of you have probably heard the term Deferred Maintenance (DM). But what is DM, and what does it have to do with you? Deferred Maintenance occurs when scheduled repairs are delayed to subsequent years due to project cost, timing, and/or lack of available resources. Historically the CSU has also used the term Deferred Maintenance to include the delayed replacement of building systems that have exceeded their useful life. Currently the estimated DM total of our campus is roughly $140M. The real question is not how did we get here, or who and what is to blame? But rather; What are the possible solutions to address and resolve these issues? This is a campus problem, and it will take a unified effort between our campus leaders, the Chancellor’s Office, and the State Legislature to find solutions.

Not So... Fun Facts!

- $140M = Chico State has the highest Deferred Maintenance Backlog in the CSU, System
- CSU, System has not received Deferred Maintenance Funding since 07’- 08’
- Chico State is the 2nd oldest campus in the CSU, System
  - 70% of our facilities are over 40 years old

Achievements and Initiatives

- Developed a Quarterly Scheduled Maintenance Program for the Building Trades.
- Developed a 2011-2014 Interior Painting Schedule that increased productivity and efficiency by concentrating our efforts by building.
- 2013 Project: Perform a complete Facility Condition Assessment of all state facilities.
- 2013 Project: Expand Quarterly Scheduled Maintenance Program to include all FMS units.
- 2013 Project: Assess and complete Business Continuity Plans for all critical department services.
The mission of Moving Services is to deliver outstanding moving services to our campus community, focusing on face-to-face communication, coordination and courtesy. Our support services for University sponsored events are a main priority as part of the academic experience for students.

Meet the Team Members

From Lt to Rt: Nate Morris, Troy Lamare, Mike Baker, Brian Gardner, Steve Anderson. Justin Vojak

Many of us remember the 1989 movie *The Fabulous Baker Boys*. Well here at Chico State we have our own version in the form of the FMS Moving Crew! This team is led by 20 year employee Mike Baker, and his partner Brian Gardner adds another 14 years of knowledge and experience. We rely heavily on the youth and brawn of four students assistants. One of which, Steve Anderson, has worked on the crew for six years, and recently completed his Master’s Degree in History. Steve has applied to the Smithsonian Institute where he hopes to apply his skills as a museum curator.

Last summer these six guys moved everything out of 56 faculty offices of Holt Hall in 3 days, and moved it all back in, in just 3 more. (That’s like moving 6 average homes each time in 3 days!) **But Wait......there’s more!!** They also relocated the English Department as part of the Taylor surge! **But Wait......there’s still more!!!** They emptied, stored, and re-set 22 classrooms as part of the Glenn Classroom Refresh Project!

**Scope of Duties**
- Fire Extinguisher Service Campus-wide
- Project Support
- Event Support
- Relocating Staff and Faculty Offices
- Key role in Commencement Set-up and Success
- Furniture Installation and Relocation
- Transportation of Surplus Items
  - Quarterly Auction Set-up

**Fun Facts!**
- 1298 Completed Work Orders
- 1016 Fire Extinguishers Serviced Annually
- Holt Window Project (Items Moved)
  - 949 Boxes
  - 56 Desks
  - 132 File Cabinets and Book Shelves
- 4000 Chairs Set-up for Commencement
  - Over 2000 Zip-ties Used
- 176 Events Supported
At FMS, everyone is involved with energy efficiency and sustainability. Maintenance operations and new construction projects almost always have some aspect of improving efficiency and using sustainable materials or products. The electricians install new efficient lighting, custodians use green cleaning products and recycled paper goods, plumbers help conserve and improve water quality, grounds crews improve water efficiency and care for native plants, and the Central Plant conserves energy through efficient building operations.

In order to find ways to decrease energy use we work with departments and student groups on campus like: The Institute for Sustainable Development; AS Sustainability; PowerSave Green Campus, and SCOOP. Marie Patterson, Manager of Energy & Sustainability at FMS, is a Chico State alumnus from the Construction Management Department and is currently completing her MA in Geography with an option in Environmental Policy and Planning.

**Awards Received**

- California Higher Education Sustainability Conference
  - 2012: Lighting Retrofit: Meriam Library Lighting Project
  - 2011: MBCx: Student Services Center
  - 2010: MBCx: Yolo Hall

**Commitment = Reduce the Consumption of Natural Resources**

- Reduced Water Use by 15.1%
  - Water provision for 172 people per year
- Reduced Electricity by 3.4%
  - Power for 79 homes per year
  - Avoided 234 tons CO2 gas emission
- Reduced Gas Use by 13.0%
  - Power for 149 homes per year
  - Avoided 982 Tons CO2 gas emission

*Note: Utility usage and reduction statistics above reflect the totals of the entire campus, including programmatic changes and new facilities.*
## Achievements and Initiatives

- Completed 5 main Energy Efficiency Upgrade Projects; (expected electricity reduction).
  - Central Plant Building-wide Lighting Retrofit (29,142 kWh)
  - Campus-wide Restroom Occupancy Sensors (50,528 kWh)
  - Glenn Hall Building-wide Lighting Retrofit (126,260 kWh)
  - Holt Hall Building-wide Lighting Retrofit (186,850 kWh)
  - PAC Building-wide Lighting Retrofit (260,925 kWh)
- **Total Expected Reduction in Electrical Usage**: 653,705 kWh

- Produced Solar Electricity = 442,137 kWh: capable of powering 39 homes for year, avoiding 116 tons of CO2 gases.
- Replaced 4 older light duty gasoline trucks, with new Electric Utility Vehicles.
- Replaced 2 old heavy duty gasoline trucks, with 1 new fuel efficient multi-fuel model.
- Reduced the number of trash dumpsters on campus by 75%.
- Supported 2 projects with CSRV and ESYS to improve the efficiency of the campus Data Center, with an expected energy savings of 161,666 kWh.
Robert “Bob” Ferguson has served 34 years and counting as a Custodian within FMS. He attributes his long tenure to having worked with so many good people during his career. Bob has fond memories of attending events and concerts held at campus including; The Beach Boys at University Stadium, Jan & Dean at Acker Gym, and Pioneer Days. He hopes that someday it can be brought back to Chico as a positive community event. Bob and his wife of 18 years Darlene are true animal lovers. Together they spend their free time raising various animals and exotic birds including: Macaw Parrots, Cockatoos, Tortoises, and a Scottish Munchkin Fold Cross feline cat. Bob is also an avid gardener and amateur orchid enthusiast. With such a love of flora and fauna, you will not be surprised that at the top of his bucket list of travel destinations is the remote Galapagos Islands, along with the Lost City of the Incas, Machu Picchu.

Gary Shields, Lead Groundsworker, has served within the Grounds and Landscape unit of FMS for 32 years. The former head grounds keeper for the Reed Union School District in Tiburon, Gary was hired in July of 1980 as a Groundsworker. He also brought experience and skills from his time working at Butte Creek Country Club. Gary was promoted to Gardening Specialist in September of 2000, and once again in 2002 to his current position of Lead Groundsworker. Gary has taken a personal interest in, and responsibility for the care and maintenance of the University’s prized, George Peterson Rose Garden.

Richard “Rick” Ferguson, is a Facility Worker II in the Building Trades area of FMS, and has served Chico State for 32 years. His first assignment was as a Custodian, and was promoted to Lead Custodian after 4 years. He served in this position for 23 years until the opportunity to further expand his skills came available as a Facility Worker II in 2006. Rick and his wife Anne are both Chico State employees with a total of 56 years or service between them. Rick’s family has a rich history to the Chico State campus with over 113 years combined years of service; Rick’s older brother Bob is a Custodian with 34 years of service and his father Lloyd is a Retired Supervisor of Mailroom and Shipping Receiving with 23 years of service. Rick’s oldest daughter Jennifer attended Sacramento State on a full ride volleyball scholarship, earned her Masters Degree, and is currently working on her PhD in Physical Therapy. Rick’s youngest daughter Molly is in her second year here at Chico State, and works as a Student Assistant in the Kinesiology Department. Rick often thinks of what life in Chico was like 100 years ago while walking along Big Chico Creek and looking at the old historic brick buildings. Anyone that knows Rick knows that he is an avid outdoors man, spending his weekends and vacation time hunting and fishing with his many friends, most of which also work at Chico State including longtime best friend Mike Baker.
Morris Claiborne, Operating Engineer within the Central Plant Operations of FMS, has served for 32 years. Morris came to Chico State in July of 1980 after serving our country in the Air Force as a Civil Building Engineer, performing mainly carpentry duties. His first position on campus was as a Building Maintenance Worker and was responsible for various repairs and maintenance to all types of building systems. Then the opportunity became available as an Operating Engineer to train and work half-time within the formerly named Plant Operations. After several years Morris was made permanent in the Operating Engineer classification, and worked for more than three years attending to the heating and cooling needs of the campus on the graveyard shift. Morris finds satisfaction working independently to provide comfortable occupied spaces to our campus community. During Morris’ career he has witnessed many changes, including the physical growth, expansion, and modernization of both the campus, and the Central Plant Operations. Morris was born on a rural farm in Arkansas. He is the proud father of three kids, and five grandchildren. He enjoys a variety of activities when not at work including; riding his bike in one of the local parks, shooting pool, gardening, repairing automobiles, or playing ping pong. He plans on traveling to Jamaica or one of the other Caribbean Islands after he retires, but added “I’d like to go to just about any sandy beach, in fact.”

Stuart King, Painter within the Building Trades area of FMS, has served for 32 years. Stuart began his career as a student worker in 1978 and has held several positions at Chico State. He came to work full-time as an Irrigation Specialist in 1980, trained and worked for a short time as an Operating Engineer, was re-assigned to Building Maintenance Worker in 1984, served as the campus Asbestos Inspector for a year in 1990, and finally landed at his current position as Painter in 1991. Stuart has a long connection to the University, as his father taught for 30 years in the Biology Department. This was a tradition he continued while volunteering to help teach Astronomy classes in the early eighties as a Physical Science major student. Through the opportunity of the fee waiver benefit, Stuart has been able to pursue his lifelong interest in learning, and the opportunity to follow his love and passion for politics which resulted in earning a BS in Political Science. Stuart has four children and three grandchildren, with another on the way. His daughter Teresa has a degree in History from Chico State, and one of his son’s plans on attending the University on the GI Bill in the coming spring semester. Stuart has too many volunteer and community interests to list, but is most notably known for his continued involvement in Politics. Stuart noted, and is proud to have been the Democratic Candidate to Third Assembly District Representative of the State Senate in 2002.
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### Organization Chart

#### FACILITIES MANAGEMENT AND SERVICES

- **Luis Caraballo**
  - Director
  - Facilities Management & Services

- **Kat Anderson**
  - Director's Assistant/ HR Liaison

- **Marie Patterson**
  - Assistant Manager of Utilities & Sustainability

- **Durbin Sayers**
  - Manager of Custodial & Moving Services

- **Neil Nuen**
  - Manager of Engineering Trades/ Chief Engineer

- **Andrew Boyd**
  - Manager of Design & Construction

- **Steven McKenzie**
  - Manager of Maintenance, Operations & Landscaping

- **Sean Greenwald**
  - Manager of Facilities Operations Planning

- **Chase Halderman**
  - Interim Custodial Supervisor

- **Will Hoed**
  - Interim Custodial Supervisor

- **Jeffrey Henley**
  - Manager of Logistics & Transportation

- **Stephanie Nixon**
  - Assistant Project Manager

- **Mike Alonzo**
  - Supervisor of Grounds & Landscaping
Look for our 2013-2014 Annual Report in Fall!