



PERSONAL

Traci Ferdolage

EDUCATION

Humboldt State University, Arcata, CA
Master of Business Administration
Graduated 2005
Pending Verification

Humboldt State University, Arcata, CA
B. A. Physical Education
Graduated 1991
Pending Verification

SUMMARY

- Traci has been employed with Humboldt State University (HSU) since 2002. Prior to Humboldt State she was the Director- Parks & Recreation for McKinleyville Community Services District.
- As the Associate Vice President of Facilities Management, Traci reports to the Vice President of Administrative Affairs. Traci is responsible for Planning, Design, and Construction; Operations and Maintenance; Energy and Sustainability; Parking and Commuter Services; and Real Estate Functions. She manages a team of 97 full-time employees. Her direct staff includes: a Director of Maintenance & Operations; a Director of Construction; a Director of Sustainability, Energy, and Grounds; a Planning and Design Manager; a Manager of Logistics and Operations; a Business Unit Manager; a Financial Analyst; a Special Project Coordinator / Space Analyst; and the Parking & Commuter Services staff. The balance of employees include in-house custodial, maintenance, skilled trades, grounds, mail and moving services. HSU consists of 2.3 million SF with 110 buildings serving 8,000 students.
- Projects that Traci and her team are involved with include: a new, multi-phased science building with both academic and research space and an additional 70+ projects that include interior renovations, infrastructure and energy upgrades, deferred maintenance, fire alarm system replacement, elevator system replacement, electrical switch gear upgrade, seismic projects, and research laboratories to be completed over the next several years. Traci is familiar with hard bid, design / build, and CM-at-Risk delivery methods. She is also involved in the early stages of a potential Public-Private-Partnership project that would involve the construction of new student housing. Traci oversees the interview and selection of architects, engineers, and contractors and the RFP / RFQ process. Additionally, she has real estate oversight that includes lease negotiation, development, acquisition and property management.

- Traci manages an annual operating budget of \$11M and an annual capital budget of \$20M. For the new science building, HSU is looking to secure between \$40M and \$50M for the first phase of construction. Traci has oversight responsibility for the four different bargaining units that exist with the Facilities Department. While there are no central plant facilities, HSU owns the utilities once they are on campus and the distribution network that supplies the various buildings. Traci and her team have the responsibility of repairing and replacing systems and equipment related to underground utilities, the electrical switch gear, natural gas, and hot / cold water distribution.
- Traci implemented the transition of an antiquated maintenance program to the AiM Asset Works CMMS system. She redesigned workflow and processes that enabled the transition to the new system. The work force is now utilizing iPad Minis which is in stark contrast to their prior paper driven system. Traci also redesigned the maintenance and operating budget to enable the management team access to budget information which has resulted in a more engaged and committed work force. Budget guidelines and principles will be renewed annually. With the departure of the University Engineer, Traci restructured the maintenance team to report directly to the Maintenance Director.
- Traci and the sustainability team have created a “Go Green” fund that will be in place in 2018. The initiative will be funded by energy saving projects that are shovel ready. Traci has hired an Energy Analyst / Planner, along with four full-time Sustainability Planners. HSU is currently rated as a LEED Silver Campus and they will be applying for LEED Gold Status. The campus is also providing 5 to 6 internships each year to focus on sustainability initiatives.
- Traci is most proud of the positive changes at HSU that have occurred as a result of department reorganization and upgrades to processes and procedures that have had a positive impact on staff and the campus as a whole.

TRACI FERDOLAGE

SUMMARY

Highly successful professional administrator with subject matter expertise in planning, design, construction, sustainability, utility management, and maintenance and operations for higher education institutions. Deep experience in financial management, change management and organizational transformation. Exemplary leadership skills and team building track record.

KEY SKILLS

- Visionary Leader & Excellent Communicator
- Adaptable & Able to Work Under Pressure
- Team Player with Big & Small Picture Understanding
- Analytical Problem Solver
- Thoughtful & Timely Decision Maker
- Financial Manager & Planner
- Real Estate Acquisition & Management
- Capital Planning & Project Implementation
- Maintenance Planning & Management
- Energy & Sustainability Leadership
- Labor Relations Manager & Negotiator

CORE ACCOMPLISHMENTS

- Successfully merged the Facilities Management functions of the campus into a single organization.
- Adept labor relations manager with collective bargaining agreement negotiation experience.
- Adoption of numerous University facilities-oriented policies, processes and guidelines to provide oversight and transparency required for departmental modernization, institutional shared governance and collaborative management needs.
- Reinvigorated capital outlay project planning process leading to granting of +\$20M in additional state funding over past three years (following multiple years of zero funding from the State of California).
- Direct experience managing 30+ capital projects and for administrative oversight of 70+ others.
- Leadership guiding campus to carbon neutrality by 2030 through adoption and implementation of climate action plan and development of multiple sustainability initiatives and funds.

EXPERIENCE

2013- Current

Associate Vice President- Facilities Management

Humboldt State University – Arcata, CA

Administrator responsible for planning, design, construction, maintenance, operations, utility and energy management for University facilities as well as parking and commuter services programs. Directly responsible for development and implementation of Capital Outlay Plan and all real estate acquisition and management. Serve as institution's Chief Facilities Officer, Construction Administrator, and Deputy Building Official.

2011- 2012

Senior Director- Facilities Planning & Design

Humboldt State University – Arcata, CA

Administrator responsible for planning and design efforts for University facilities as well as parking and commuter services programs. Directly responsible for development and implementation of Capital Outlay Plan and all real estate acquisition and management. Serve as institution's Chief Facilities Officer.

- 2005- 2011** **Project Manager**
Humboldt State University – Arcata, CA
 Manager directly responsible for all aspects of assigned major and minor capital project design and construction. Includes efforts involving management of all processes and project finances, direct efforts required with campus stakeholders, and administration of architect/engineer and construction contractor agreements. Directly managed all field efforts related to project construction, inspection and closeout stages.
- 2004- 2005** **Assistant Project Manager**
Humboldt State University – Arcata, CA
 Second level manager responsible for specific phases or assignments related to the management of major capital projects for the campus. Reported directly to the Senior Project Manager or Construction Administrator in all work efforts.
- 2002- 2004** **Construction Management Intern**
Humboldt State University – Arcata, CA
 Intern reporting directly to the Senior Project Manager and tasked with specific project documentation or evaluation efforts so as to assist with successful overall management of the project on behalf of the campus.
- 1994- 2002** **Director- Parks & Recreation**
McKinleyville Community Services District – McKinleyville, CA
 Lead administrator responsible for all parks and recreation functions of the District. Included development of multiple facilities including a recreation center, senior center, library, law enforcement substation, parks, trails and open spaces. Deep experience with grant writing and funding for many capital projects.

EDUCATION

- 2016** **Graduate: Leadership & Strategic Planning**
International Facilities Management Association
- 2016** **Graduate: Institute for Facilities Management**
Association for Physical Plant Administrators
- 2005** **MBA: Business Administration**
Humboldt State University – Arcata, CA
- 1991** **Bachelor of Arts: Physical Education**
Humboldt State University – Arcata, CA

References Available Upon Request