COLLEGE OF MICRONESIA-FSM

FY2026 PROCUREMENT & PROPERTY MANAGEMENT

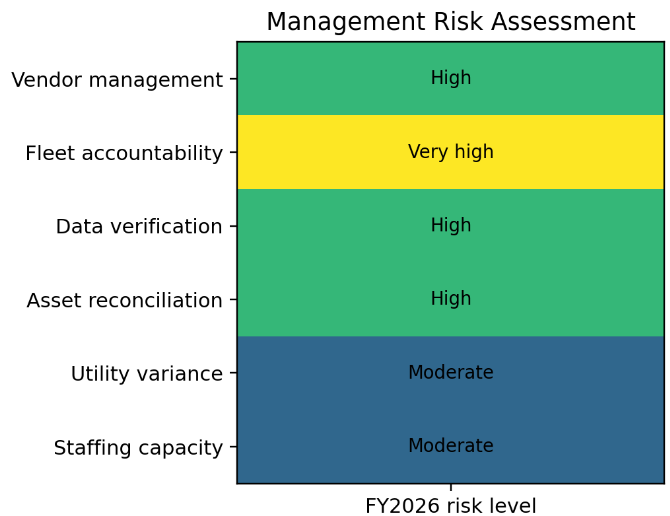
Vice President's Management Assessment for the Board of Regents | Review Period: August 2025-August 2026

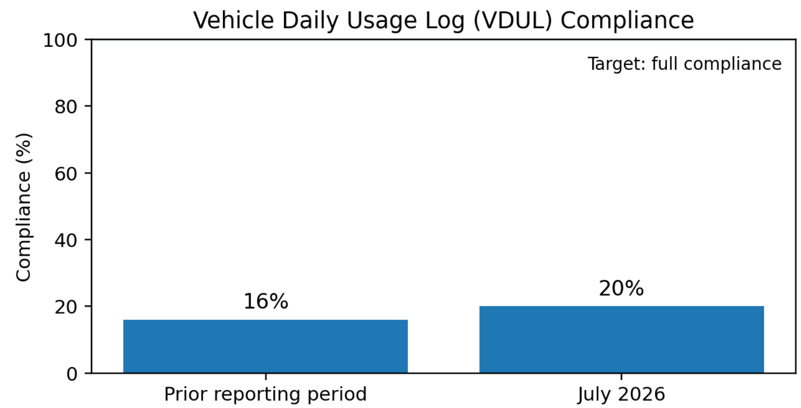
20%	80%	$34.2K	4
July VDUL compliance	Fleet noncompliance	Legacy undelivered PO exposure	Reporting periods reviewed

Executive Management Assessment

PPMO remained operational throughout FY2026 and supported significant College-wide procurement, contracting, property, fleet, and utility-management activities. The year also showed recurring weaknesses in vendor performance, fleet accountability, data verification, asset reconciliation, and management follow-through.

Overall assessment: PPMO accomplished substantial operational work, but it has not yet fully transitioned from transaction processing to a consistently controlled, performance-managed procurement and property-management function. FY2027 should emphasize measurable performance, verified data, corrective-action closure, and stronger institutional accountability.

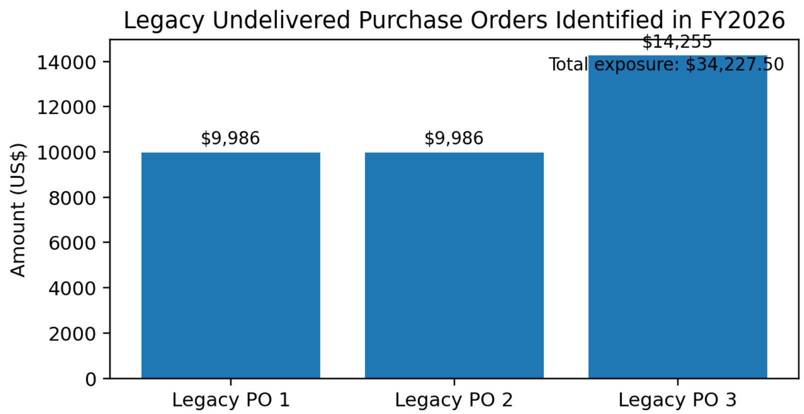




FY2026 Performance Trajectory

Period	Primary Focus	Management Assessment
Aug-Nov 2025	Major procurements; physical inventory; utility concerns; vehicle maintenance	Operational activity was evident, but delayed deliveries, old vendor balances, and questionable utility charges indicated control and follow-through concerns.
Nov 2025-Mar 2026	Digital timekeeping; furniture procurement; fuel sourcing; utility monitoring	Processing continued while vendor sourcing and utility reconciliation issues persisted.
Mar-May 2026	Executive reporting; procurement KPIs; fleet/fuel risks; staffing	Reporting improved and weaknesses were identified, but most indicators were described rather than measured.
May-Aug 2026	Major contracts; Microix reporting; VDUL tracking; utilities	Data collection improved, but 20% VDUL compliance and data-verification concerns showed unresolved control weaknesses.

1. Procurement & Vendor Management



FY2026 findings

- Major technology deliveries arrived months after original expected dates.
- Purchasing with a long-standing vendor was temporarily suspended until old College balances were resolved.
- A residence-hall furniture order had to be re-sourced after the original vendor could not fulfill it.
- Three purchase orders dating from 2021 remained undelivered as of May 2026, representing approximately $34,227.50 in unresolved exposure.

Management conclusion: Vendor management was a recurring issue rather than an isolated event. FY2027 reporting should track supplier on-time delivery, outstanding PO aging, refunds/recoveries, vendor exceptions, and documented closure of unresolved procurements.

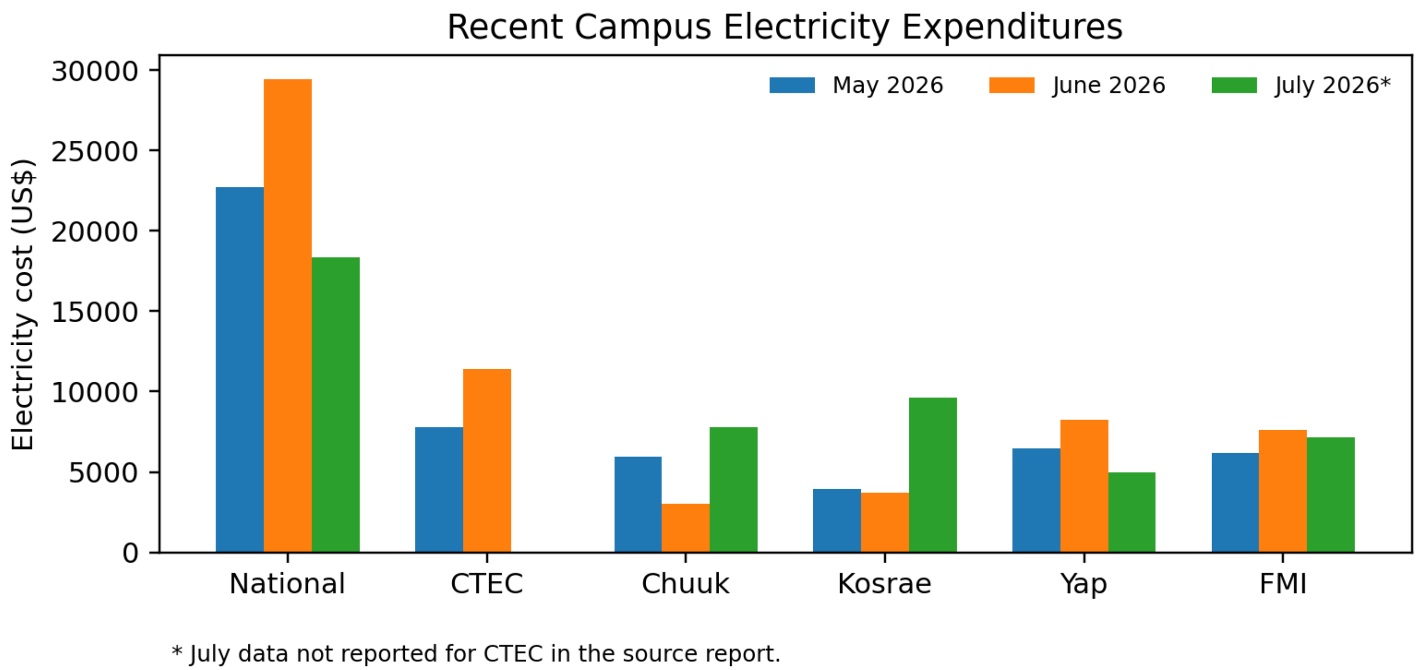
2. Property, Fleet & Asset Accountability

Area	FY2026 Evidence	Management Conclusion
Physical inventory	Year-end inventory activity was conducted, but completion/reconciliation remained a later priority.	Counting and final reconciliation should be separately tracked to closure.
Asset transfers	Transfer records for offices moving into a new facility were still being processed in May.	Asset-transfer documentation needs completion reporting.
Vehicle/fuel controls	Non-submission of logs, delayed servicing, weak fuel reconciliation, and inadequate documentation were identified.	The weakness was known before fiscal year-end and required corrective action.
VDUL compliance	July compliance was 20%: 14 of 71 vehicles; 57 were noncompliant.	Fleet accountability remained materially weak despite modest improvement from 16%.

3. What Improved During FY2026

Positive Development	Why It Matters
Physical inventory activity was conducted across campuses.	Supports audit readiness and property accountability when reconciliation is completed.
Monthly vehicle maintenance coordination was initiated at National Campus.	Introduces preventive maintenance discipline and earlier identification of vehicle issues.
Utility reporting expanded across campuses.	Creates a basis for cost monitoring and future variance analysis.
Executive-style reporting was introduced.	Moves the office toward risk, performance, and management reporting rather than transaction listings alone.
VDUL tracking became measurable.	The 20% result is weak, but it establishes a baseline for management accountability.

4. Utility Monitoring & Cost Oversight



Utility monitoring became more systematic during FY2026, but reports often presented transaction values without sufficient variance explanation, budget context, or closure of questioned charges. The latest data show notable month-to-month variation, particularly at the National, Chuuk, and Kosrae campuses. Earlier in the fiscal year, unusually high Kosrae electricity charges were identified for verification and reconciliation.

5. Data Integrity, Reporting & Management Follow-Through

Issue	FY2026 Observation	FY2027 Expectation
Performance measures	Cost savings, supplier performance, PO cycle time, and compliance were identified as KPIs, but consistent values and targets were not reported.	Report actual KPI results against targets and prior periods.
Data verification	Some procurement information was reported while still requiring additional verification.	Reconcile and verify information before executive or Board publication.
Open-item follow-through	Legacy POs, inventory reconciliation, insurance, asset transfers, and vehicle compliance were not consistently carried forward to documented closure.	Maintain a corrective-action tracker until every item is resolved, completed, or formally deferred.
Board reporting	Reports remained heavily transaction-oriented.	Emphasize outcomes, risks, trends, exceptions, corrective actions, and measurable progress.

Recommended Corrective-Action Tracker

Open Issue	Minimum Status Required in Future Reports
Legacy / undelivered POs	Amount outstanding; action taken; refund/recovery status; closure date
Physical inventory	Campus completion; reconciliation status; unresolved discrepancies
Insurance coverage	Coverage status by institutional facility; effective date; unresolved gaps
Asset transfers	Transfer records completed / pending by office or facility
VDUL compliance	Monthly rate; repeat noncompliance; escalation and corrective action
Microix reporting	Verified totals only; reconciliation completed before Board submission

6. Staffing & Operational Capacity

PPMO identified a long-standing procurement support vacancy and insufficient dedicated capacity for vehicle monitoring. These constraints provide context for workload and follow-up challenges, but they do not eliminate the need for clear controls, prioritization, accountability, and performance measurement.

7. FY2027 Management Priorities

Priority	Measure of Progress
Procurement turnaround	Average PR-to-PO and solicitation cycle times; aging of delayed actions.
Vendor performance	On-time delivery; unresolved POs; refunds/recoveries; vendor exceptions.
Documentation & compliance	Percentage of procurement packages complete and compliant before processing.
Fleet accountability	Monthly VDUL target and actual compliance; escalation of repeat noncompliance.
Property control	Physical inventory and asset-transfer reconciliation; unresolved discrepancies.
Data integrity	Management verification and reconciliation before Board-level publication.
Utility management	Variance analysis, causes, budget impact, and conservation actions.
Corrective-action closure	All open issues carried forward until completed, resolved, or formally deferred.

8. Overall FY2026 Assessment

PPMO remained a functioning operational unit during FY2026 and supported the College through a significant volume of procurement, contracting, property, fleet, and utility work. The office also became more explicit in identifying its own risks and operational constraints. However, the fiscal-year record demonstrates that stronger systems are still needed in vendor management, fleet and fuel accountability, data validation, asset reconciliation, performance measurement, and corrective-action follow-through.

The FY2027 management objective is not simply to increase transaction volume. It is to establish a more reliable, measurable, and accountable procurement and property-management function in which results can be demonstrated through verified performance indicators and documented closure of identified risks.

FY2027 MANAGEMENT EXPECTATION: MEASURE PERFORMANCE • VERIFY DATA • CLOSE OPEN ITEMS

Source basis: PPMO reports covering Aug. 12-Nov. 20, 2025; Nov. 21, 2025-Mar. 20, 2026; Mar. 21-May 21, 2026; and May 21-Aug. 28, 2026. Individual names are intentionally omitted for public release.

COM-FSM FACILITIES CONDITION ASSESSMENT

NATIONAL CAMPUS					As of 2026					
					Condition					
No.	Building ID	Function	Constructed	Floor Area	VG	G	A	P	VP	Remarks
1	A	Classroom	1996	7,070			X			Need interior repairs
2	B	Classroom	1996	7,340			X			Need roof repaint and floor repair
3	C	Dining Hall	1996	6,517			X			Need kithen counter tiel replacement and kithen ceiling replacement
4	D	Male Residence Hall	1996	10,240			X			Need restrooms rehab, dorm room repairs, windows and furnishing replacement.
5	E	Female Residence Hall	1996	8,192			X			Need restrooms rehab, dorm room repairs, windows and furnishing replacement.
6	F	Faculty Office	1996	4,055		X				Roof repaint exteior and interior repaint
7	F2	Faculty Office	2004	4,750			X			Roof repaint exteior and interior repaint
8	G	Administation Building	1996	8,837		X				Roof repaint exteior and interior repaint
9	H	Learing Resouces Center	1996	17,313			X			Roof repaint exteior and interior repaint
10	I	Agriculture Building	1993	2,726				X		Roof replacement interior repairs and repaint
11	J	Music & Arts	2009	2,372	X					Renovate 2026
12	K	Bookstore	1996	2,879			X			Roof repaint exteior and interior repaint
13	L	Gym/Conference Center	2001	30,935				X		Need major repair interior and exterior
14	M	IT Shop/Security Office	1996	6,423				X		Roof replacement interior repairs and repaint
15	N	Maintenance Office	1996	4,952				X		Roof replacement interior repairs and repaint
16	O	Teaching Clinic	2025	4,900	X					Constructed 2025
17	P	Student Center	2026	12,900	X					Constructed 2026
		TOTAL FLOOR AREA		**142,401**						
Auxiliary Facilities										
18	Station #1	Classroom Generator Station	Renovated in 2026		X					Renovated and Extended for new 220 KVA unit2026
19	Station #2	Administration Generator Station	2004				X			Needs painting & extend exhaust pipe
20	Station #3	Residence and Dining Halls Generator Station	2006					X		needs repaint and Wall replacement
21	Station #4	Maintenance & IT shop Generator Station	2008				X			Needs Repaint
22	Gas House	Dining Hall LP Gas House	1996				X			Needs Repaint
23		Civil and Lanscape						X		drainage system improvement

COM-FSM FACILITIES CONDITION ASSESSMENT

CAREER & TECHNICAL EDUCATION CENTER					As of 2026					
					Condition					
No.	Building ID	Function	Constructed	Floor Area	VG	G	A	P	VP	Remarks
1	A	Administration & library	1998	4,362				X		Floor needs rehabiliation
2	B	Bookstore	1975	381			X			
3	C	Faculty Office & Classroom 6-7	1985	3,178					X	Cracked walls and no structureal Foundation.
4	D	Classroom 1-4	1973	6,460				X		Needs Roof and Ceiling replacement
5	E	Electric& Maintenance Shop	1970	1,652				X		
6	F	Carpentry Shop	2005	3,113			X			
7	G	Gymnasium	2004	9,828				X		Need repairting and replacement of grills
8	H	HTM (renovated)	2021	3,434	X					
9	I	IT Shop (Container)	2009	480			X			
10	J	Classroom 4&5	1973	2,068				X		Needs roof & ceiling replacement and improved ventilation
11	K	Multi-puprose Technical bldg.	2025	11,970	X					
12	L	Student Center	2006	5,162			X			Leaking roof, poor lighting and sound
13	M	Mechanics Shop	2008	1,140				X		
	N	COM Land Grant	1965						X	
14	O	SBDC& Land Grant	2006	14,885			X			
15	P	Security post	2018	64			X			
16	Q	HTM Office & Student Open Lounge	2018	1,272	X					
		TOTAL FLOOR AREA		**65,087**						

Auxiliary Facilities

No.	Building ID	Function	Constructed	Floor Area	VG	G	A	P	VP	Remarks
18	Station #1	Lower Campus Generator Station	2022							
19	Station#2	Upper Campus Generator Station	2025							

COM-FSM FACILITIES CONDITION ASSESSMENT

KOSRAE CAMPUS					As of 2026					
					Condition					
No.	Building ID	Function	Constructed	Floor Area	VG	G	A	P	VP	Remarks

1	A	Student Service Office/Classrooms	1998	3,137				X		
2	B	Land Grant /CRE	1,999	1,666		X				
3	C	Faculty Office	2000	1,509		X				
4	F	Maintenance Shop	2004	889					X	
5	G	Maintenance Office	2004	651					X	
6	H	2nd. Floor Campus Admin. & Classroom/SBDC	2007	1,796			X			
7	I	IT Server Room	2007	419				X		
8	J	Library/Tech. Classrooms	1980	7,777			X			
9	K	COM Research Lab								
		TOTAL FLOOR AREA		**17,844**						
Auxiliary Facilities										
10	D	Station#1 Generator House	2025							

COM-FSM FACILITIES CONDITION ASSESSMENT

CHUUK CAMPUS — As of 2026

No.	Building ID	Function	Constructed	Floor Area	Condition VG	G	A	P	VP	Remarks
1	A	Administrative Service/Faculty Office	2006	3,621			X			
2	B	Classroom	2006	2,903			X			
3	C	Classroom	2006	2,734			X			
4	D	Dean's Office	2002	1,348				X		
5	E	Restrooms	2006	410			X			
6	F	Land Grant/CRE	2009	1,440			X			
7	H	Student Services	2008	1,200			X			
8	I	Computer Labs	2002	1,800			X			
9	J	Student Center	2002	2,039			X			
10	K	Library	2002	1,846		X				
		TOTAL FLOOR AREA		**15,720**						
Auxiliary Facilities										
11	G	Station #1 Generator	2010							

12		Tools & Storage	2008							

COM-FSM FACILITIES CONDITION ASSESSMENT

YAP CAMPUS — As of 2026

	Building ID	Function	Constructed	Floor Area	Condition VG	G	A	P	VP	Remarks
1	A	Administration & Comp. Lap	1998	3,180				X		Need floor rehabilitation
2	B	Faculty Office	2000	1,302				X		Need repainting
3	C	Land Grant/Research Lab	2003	1,976			X			
4	D	Science Lab/Library	2008	2,926				X		Need replacement of eaves.
5	E	Student Center	2012	3,363			X			Need door replacement
6	F	Classroom Building	2012	4,176			X			Need door replacement
7										
		TOTAL FLOOR AREA		**13,743**						
		Auxiliary Facilities								
11	G	Station #1 Generator	2022		X					Generator and house constructed in 2022
12										

COM-FSM FACILITIES CONDITION ASSESSMENT

FSM-FMI YAP — As of 2026

	Building ID	Function	Constructed	Floor Area	Condition VG	G	A	P	VP	Remarks
1	A	Admin. Mess Hall, Cadet Quarters	1960	13,326			X			Needs to reseal and repaint roof; replace Mess Hall furniture; upgrade Mess Hall food prep sinks and tables; retile student lounge.
2	B	Recreation/Staff Housing	1990	2,862			X			Needs roof repainting
3	C	Classrooms/Shops	1960	5,206			X			
4	D	Maintenance	1990					X		
5	E	Shower house	2006					X		
6	F	Security post	1960				X			
7	G	Cadet Quarters	2026	4,563	X					New
8	H	Classrooms & Library	2026	6,587	X					New
		TOTAL FLOOR AREA		**19,218**						
		Auxiliary Facilities								
6	F	Boat House	1990					X		Needs repainting

					VG	G	A	P	VP	
7	G	Fire Training Building	1960				X			
8	H	Water tanks & Pumps	1960				X			
		Civil and Landscape						X		Access road needs paving

SUMMARY

Campus		No. Of Facilities	Square footage	Current Const. Cost/SF	Maintenance Cost 3%
National Campus		**17**	**142,401**	$ 28,480,200	$ 854,406
CTEC		**16**	**65,087**	$ 13,017,400	$ 390,522
FMI		**5**	**19,218**	$ 3,843,600	$ 115,308
Kosrae		**8**	**17,844**	$ 3,568,800	$ 107,064
Chuuk		**10**	**15,720**	$ 3,144,000	$ 94,320
Yap		**6**	**13,734**	$ 2,746,800	$ 82,404
	Grand total	**65**	**274,004**	**54,800,800**	**$ 1,644,024**

Condition Assessment Summary		VG	G	A	P	VP	**Total Faciliites**
National Campus		3	2	8	4		17
CTEC		3		5	7	1	16
Kosrae Campus			2	2	2	2	8
Chuuk Campus			1	8	1		10
Yap Campus			3	3			6
FMI		2		4	2		8
TOTAL		**8**	**8**	**30**	**16**	**3**	

Very Good-New no defects
Good-Functional but requiring touch up & cleaning
Average- Functional but needs minor improvements
Poor- Need major repairs and renovations
Very Poor- Unsafe with structural damage, consider replacement

Prioritization Criteria

#1 Impacting health and Safety

#2 Impacting student learning & working and living conditions

#3 Impacting intitutional performance outcome