

Clement Hall
Univ. at Buffalo



RESIDENCE HALL AIM ASSET AUDIT
MARCH 22, 2024

Agenda

- Introductions
- AIM Overview
- Review Campus Specific Spreadsheets
- Timeline
- Questions

AiM Overview

What is AiM and what can it do?

- AiM is an integrated workplace management system
- Used by SUNY to track all property and space and is managed by the SUCF and SUNY OCF.
- Used to track building/grounds asset data including renewal needs (\$ and timing)
- Available integrated O&M work order management module

Implementation began in 2017 w/ initial data upload of property, space, and asset data.

Renewal needs data used annually by SUCF in state budget process.

Detailed Asset List – 23 total

Serialized Assets			
1-Inventory	ENVELOPE	ROOF	ROOF
1-Inventory	CONVEYING	ELEVATOR	ELEVATOR
1-Inventory	HVAC	BOILER	BOILER
1-Inventory	HVAC	CHILLER	CHILLER
1-Inventory	LIFE SAFETY	EMERGENCY GENERATOR	EMERGENCY/STANDBY GENERATORS
Measured Assets			
4-SF Assessments	ELECTRICAL	ELECT-DIST-SECONDARY	BUILDING DISTRIBUTION WIRING
4-SF Assessments	ELECTRICAL	ELECT-PRIMARY SERVICE	PRIMARY ELECTRICAL - TRANSFORMER / SWITCHGEAR / ETC
4-SF Assessments	ELECTRICAL	LIGHTING	LIGHTING SYSTEMS
4-SF Assessments	ELECTRICAL	TELCOM-DATA	TELECOM AND DATA DISTRIBUTION
4-SF Assessments	ENVELOPE	EXTR-DOOR	EXTERIOR DOORS
4-SF Assessments	ENVELOPE	EXTR-WALL	EXTERIOR WALLS
4-SF Assessments	ENVELOPE	EXTR-WINDOW	EXTERIOR WINDOWS
4-SF Assessments	HVAC	AIR HANDLING UNITS	AIR HANDLING UNITS
4-SF Assessments	HVAC	BMS	HVAC AND BUILDING CONTROLS
4-SF Assessments	HVAC	HVAC-DISTRIBUTION	HVAC DISTRIBUTION - DUCTWORK / PIPING / UNITARY SYSTEMS
4-SF Assessments	INTERIOR	INTERIOR FINISHES	CEILING/WALLS/DOORS/FLOORS
4-SF Assessments	LIFE SAFETY	EMERG-BATT-LIGHT	EMERGENCY BATTERY AND LIGHTING
4-SF Assessments	LIFE SAFETY	FIRE DETECTION-ALARM	FIRE DETECTION SYSTEMS
4-SF Assessments	LIFE SAFETY	FIRE SPRINKLER	FIRE SPRINKLER - WET/DRY (COVERAGE AREA)
4-SF Assessments	LIFE SAFETY	SECURITY	SECURITY AND ACCESS SYSTEMS
4-SF Assessments	PLUMBING	PLUMB-DISTRIBUTION	PLUMBING DISTRIBUTION
4-SF Assessments	PLUMBING	PLUMB-FIXTURES	PLUMBING FIXTURES
4-SF Assessments	SUPERSTRUCTURE	STRUCTURE	FOUNDATIONS / SUPER STRUCTURE / STAIRS

Serialized Asset List – 5 total

Serialized Assets - 5 Total

- may require more detailed manufacturer and model data
- requires size data (unit of measure in () below)
- not all assets apply to every building

Elevator (Landings)

Traction
Hydraulic
Hybrid
Escalator

Roof Type (Sq Ft)

Type 1 (EPDM, TPO or Built-up)
Type 2 (slate, metal, green)

Boiler (MBH)

HTHW
MTHW
LTHW
Steam

Emergency Generator (KW)

Diesel
Natural Gas
Propane

Chiller (Tons)

Centrifugal
Screw
Absorption
Recipricating
Other



Measured Asset List – 18 total

Measured Assets - 18 Total

- renewal costs calculated off the square footage of the building
- not all assets apply to every building

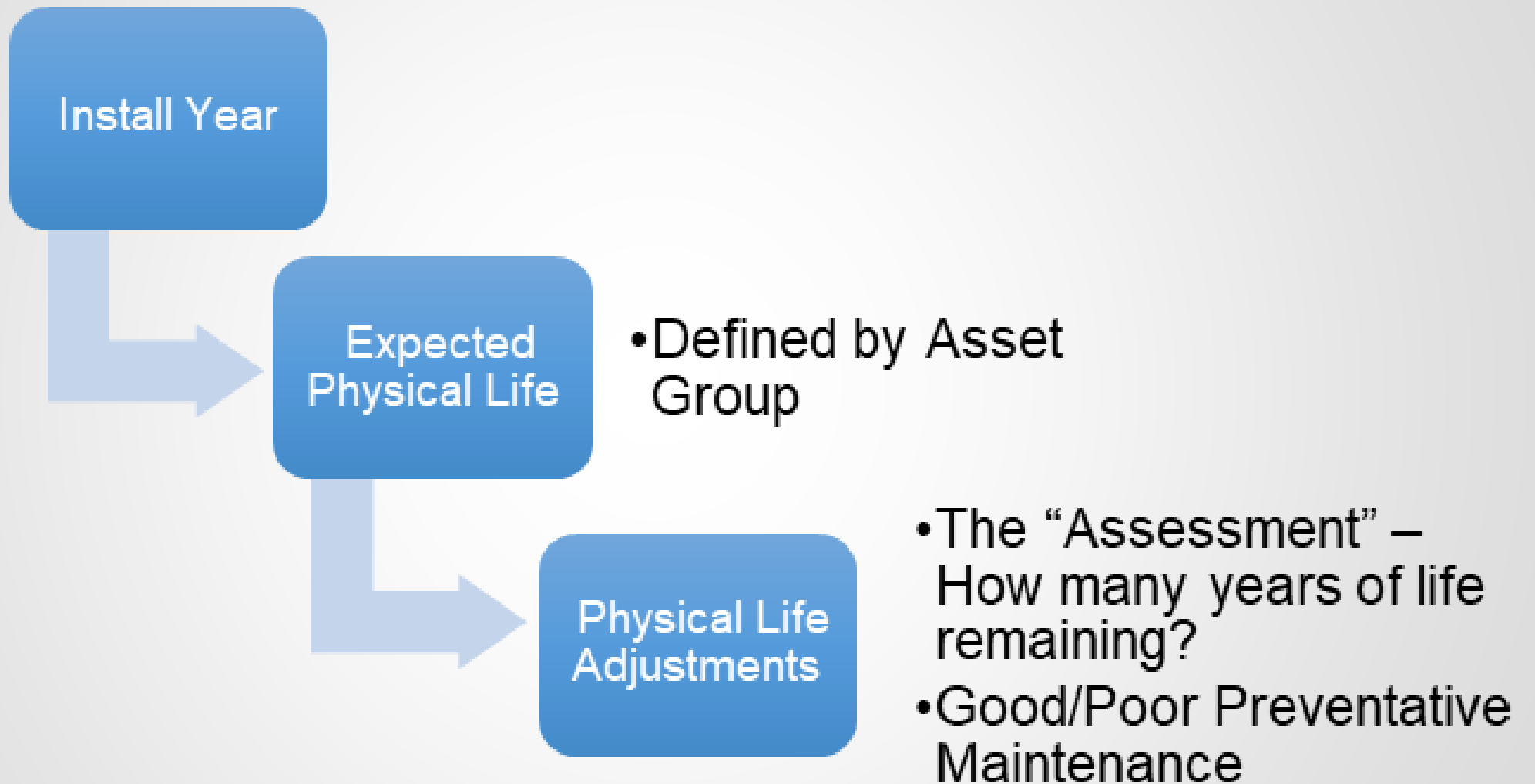
- | | |
|---------------------------------|---|
| 1 BUILDING DISTRIBUTION WIRING | 10 HVAC DISTRIBUTION - DUCTWORK / PIPING |
| 2 PRIMARY ELECTRICAL | 11 CEILING/WALLS/DOORS/FLOORS |
| 3 LIGHTING SYSTEMS | 12 EMERGENCY BATTERY AND LIGHTING |
| 4 TELECOM AND DATA DISTRIBUTION | 13 FIRE DETECTION SYSTEMS |
| 5 EXTERIOR DOORS | 14 FIRE SPRINKLER - WET/DRY (COVERAGE AREA) |
| 6 EXTERIOR WALLS | 15 SECURITY AND ACCESS SYSTEMS |
| 7 EXTERIOR WINDOWS | 16 PLUMBING DISTRIBUTION |
| 8 AIR HANDLING UNITS | 17 PLUMBING FIXTURES |
| 9 HVAC AND BUILDING CONTROLS | 18 FOUNDATIONS / SUPER STRUCTURE / STAIRS |



Asset Condition Assessment

During the condition assessment process an assessment is made of the estimated “remaining life” of each asset based on maintenance staff experience of condition and other data as available. Where the estimated remaining life is less than or greater than the calculated end of useful life a physical life adjustment is applied to determine the asset renewal year.

Asset Renewal Year



Asset Useful Life

Asset Works Cost Model	Asset Works Description	Useful Life
BLDG-ROOF TYPE 1	ROOF - TYPE 1 (EPDM, BUILT UP, TPO, ETC)	25
BLDG-ROOF TYPE 2	ROOF - TYPE 2 (SLATE, STANDING SEAM, COPPER, GREEN, ETC)	50
BLDG-ELEV	ELEVATOR	25
BLDG-BLR	BOILER	20
BLDG-CHILL	CHILLER	20
BLDG-EMG GEN	EMERGENCY / STANDBY GENERATORS	30
BLDG-STRUCT	FOUNDATIONS / SUPER STRUCTURE / STAIRS	75
BLDG-EXT WALL	EXTERIOR WALLS	70
BLDG-EXT WIN	EXTERIOR WINDOWS	30
BLDG-EXT DOOR	EXTERIOR DOORS	30
BLDG-INT FINISHES	INT FINISHES CEILING/WALLS/DOORS/FLOORS	30
BLDG-HVAC DIST	HVAC DISTRIBUTION - DUCTWORK / PIPING / UNITARY SYSTEMS	50
BLDG-AHU	AIR HANDLING UNITS	25
BLDG-BMS	HVAC AND BUILDING CONTROLS	20
BLDG-SPNKLR	FIRE SPRINKLER - WET/DRY (COVERAGE AREA)	40
BLDG-PLUM DIST	PLUMBING DISTRIBUTION	50
BLDG-PLUM FIX	PLUMBING FIXTURES	30
BLDG-FIRE DETECT	FIRE DETECTION SYSTEMS	20
BLDG-EMG LTG	EMERGENCY BATTERY AND LIGHTING	20
BLDG-LIGHTING	LIGHTING SYSTEMS	20
BLDG-ELEC-DIST	BUILDING DISTRIBUTION WIRING	30
BLDG-ELEC-PRIM	PRIMARY ELECTRICAL - TRANSFORMER / SWITCHGEAR / ETC	30
BLDG-TELE	TELECOM AND DATA DISTRIBUTION	15
BLDG-SECURITY	SECURITY AND ACCESS SYSTEMS	15

AIM Asset Profile

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Last Edited by CFU-ROURKEJO On 6/25/19 10:20 AM

ROOF - Single Ply Membrane

Region	28030 UNIVERSITY AT BUFFALO
Facility	SOUTH SOUTH (MAIN STREET) CAMPUS
Property	0010 CLEMENT HALL
Location	
Planning Year	
Planning Group	PRESERVATION-EXT PRESERVATION-EXT
Priority	3 MARGINAL CONSEQUENCES - SOME INCONVENIENCE AND

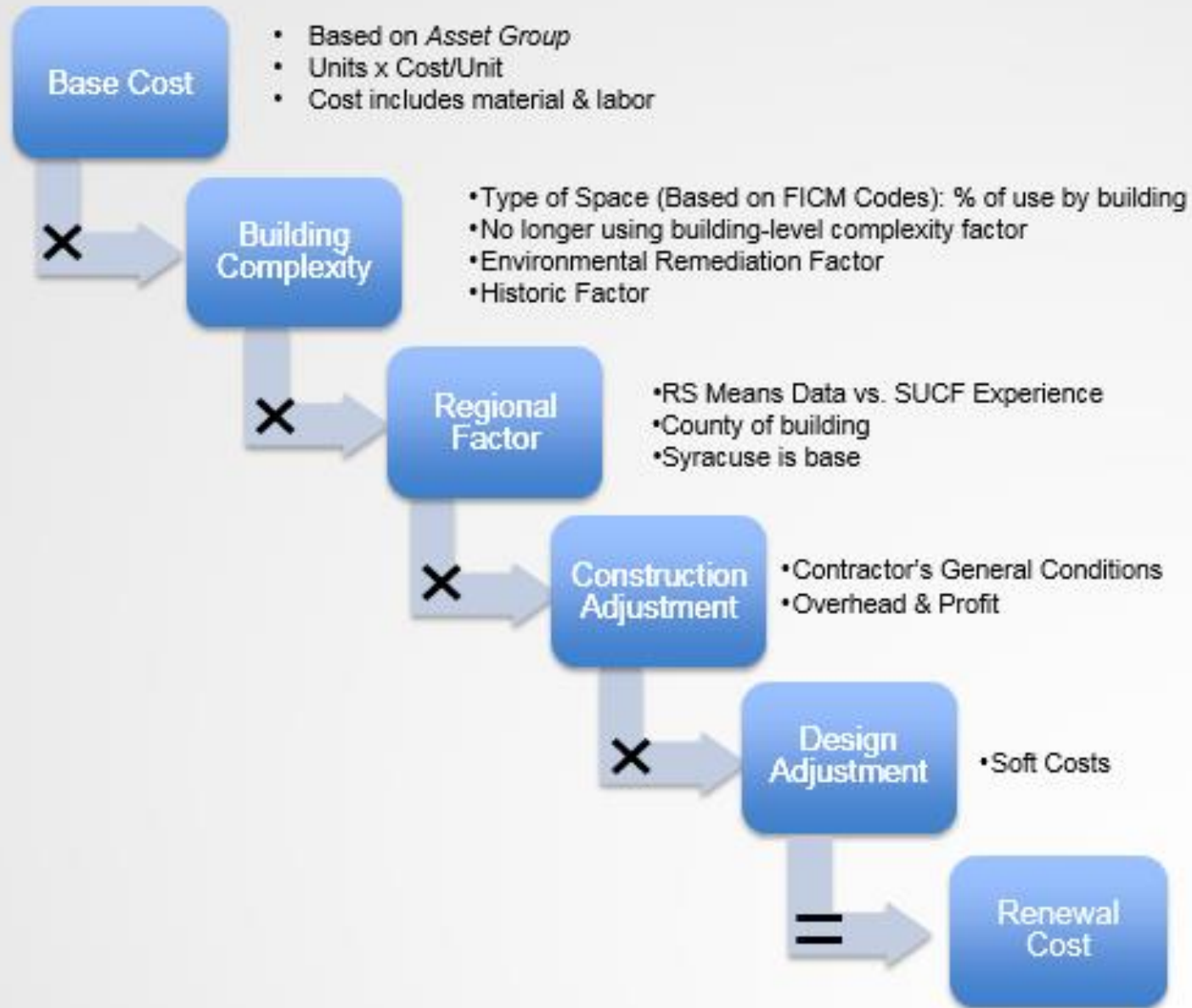
Install Year	1997
Physical Life (Years)	25
Physical Life Adjustment	6
Remaining Life (Years)	4
Renewal Year	2028
Cost Model	BLDG-ROOF TYPE 1 ROOF - TYPE 1 (EPDM, BUILT UP,
Base Year	2023
Complexity Factor	100.00%
Renewal Cost	\$23.35
Adjusted Renewal Cost	\$525,747.23



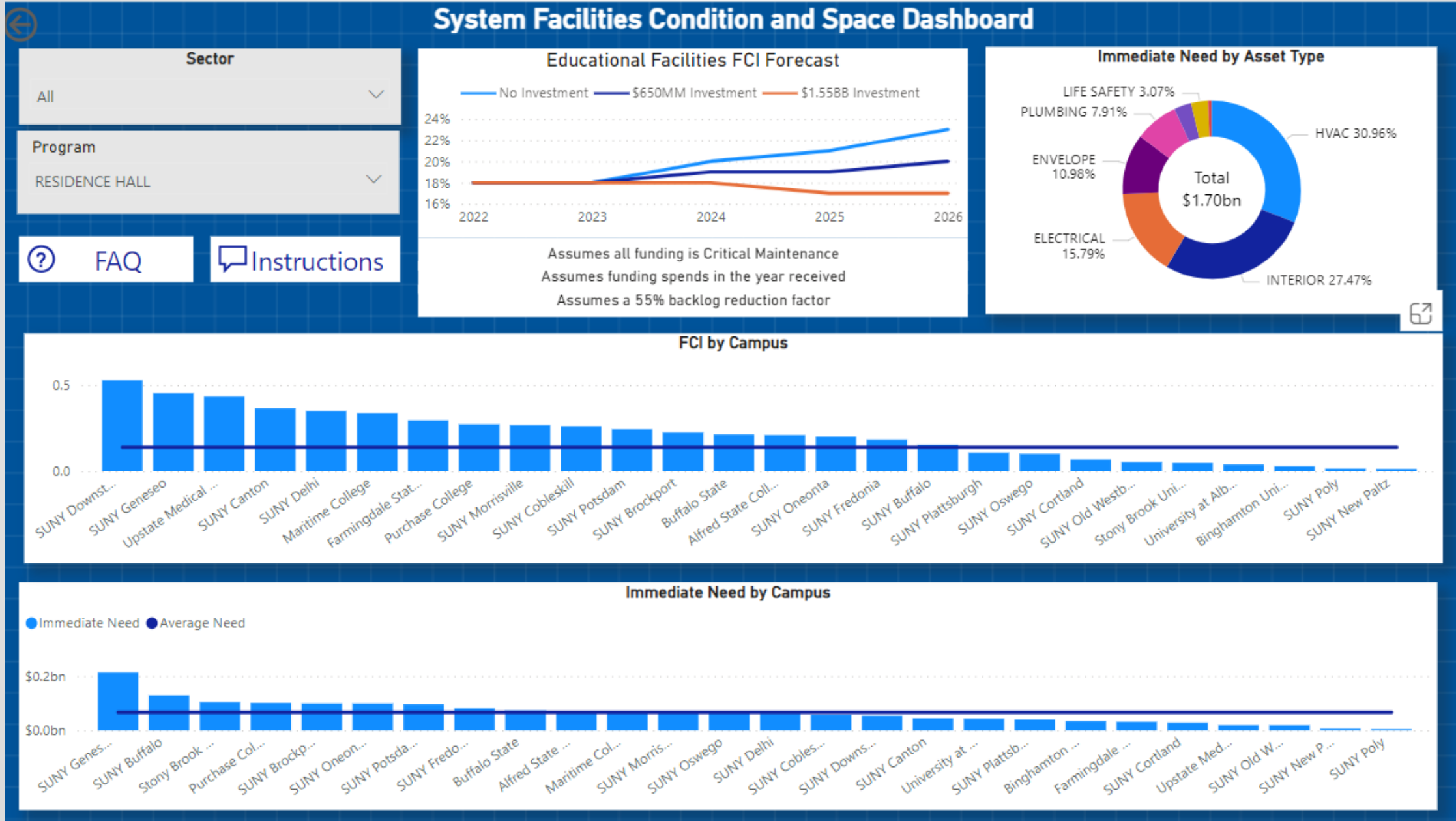
Install Year	1997
Physical Life (Years)	25
Physical Life Adjustment	6
Remaining Life (Years)	4
Renewal Year	2028



Renewal Cost Calculation



SUCF FCI Dashboard



Campus Spreadsheet Overview

1. If new asset installed →

Updated Install Year

Updated Renewal Year

2. If useful life extended or shortened

Property Description	Date Built	Gross SqFt	Asset Description	Asset Group	Install Year	Updated Install Year	Physical Life	Physical Adjustm ent	Life Renewal Year	Updated Renewal Year	Campus Comm
GOODYEAR HALL	06/01/1960	183,173	ELEVATOR - Passenger, 3500#	PNA-ELEVATOR	1994		25	26	2045		
GOODYEAR HALL	06/01/1960	183,173	ELEVATOR - Freight, 1500#	PNA-ELEVATOR	1960		25	32	2017		
GOODYEAR HALL	06/01/1960	183,173	EMERGENCY/STANDBY GENERATORS	PNA-EMERGENCY GENERATOR	2004		30	-4	2030		
GOODYEAR HALL	06/01/1960	183,173	ROOF - Single Ply Membrane	PNA-ROOF	1997		25	6	2028		
GOODYEAR HALL	06/01/1960	183,173	ELEVATOR - Passenger, 3500#	PNA-ELEVATOR	1994		25	26	2045		
GOODYEAR HALL	06/01/1960	183,173	PRIMARY ELECTRICAL - TRANSFORMER / SWITCHGEAR / ETC	PNA-ELECT-PRIMARY SERVICE	1960		30	33	2023		
GOODYEAR HALL	06/01/1960	183,173	EMERGENCY BATTERY AND LIGHTING	PNA-EMERG-BATT-LIGHT	1960		20	39	2019		
GOODYEAR HALL	06/01/1960	183,173	EXTERIOR WALLS	PNA-EXTR-WALL	1960		70	26	2056		
GOODYEAR HALL	06/01/1960	183,173	FOUNDATIONS / SUPER STRUCTURE / STAIRS	PNA-STRUCTURE	1960		75	13	2048		
GOODYEAR HALL	06/01/1960	183,173	CEILING/WALLS/DOORS/FLOORS	PNA-INTERIOR FINISHES	1960		30	48	2038		
GOODYEAR HALL	06/01/1960	183,173	PLUMBING DISTRIBUTION	PNA-PLUMB-DISTRIBUTION	1960		50	18	2028		
GOODYEAR HALL	06/01/1960	183,173	LIGHTING SYSTEMS	PNA-LIGHTING	1960		20	46	2026		
GOODYEAR HALL	06/01/1960	183,173	HVAC AND BUILDING CONTROLS	PNA-BMS	2004		20	3	2027		
GOODYEAR HALL	06/01/1960	183,173	AIR HANDLING UNITS	PNA-AIR HANDLING UNITS	1960		25	42	2027		
GOODYEAR HALL	06/01/1960	183,173	EXTERIOR DOORS	PNA-EXTR-DOOR	1960		30	36	2026		
GOODYEAR HALL	06/01/1960	183,173	PLUMBING FIXTURES	PNA-PLUMB-FIXTURES	1960		30	43	2033		
GOODYEAR HALL	06/01/1960	183,173	FIRE SPRINKLER - WET/DRY (COVERAGE AREA)	PNA-FIRE SPRINKLER	1960		40	21	2021		
GOODYEAR HALL	06/01/1960	183,173	FIRE DETECTION SYSTEMS	PNA-FIRE DETECTION-ALARM	1960		20	39	2019		
GOODYEAR HALL	06/01/1960	183,173	EXTERIOR WINDOWS	PNA-EXTR-WINDOW	2004		30	2	2036		
GOODYEAR HALL	06/01/1960	183,173	HVAC DISTRIBUTION - DUCTWORK / PIPING / UNITARY SYSTEMS	PNA-HVAC-DISTRIBUTION	2004		50	-24	2030		
GOODYEAR HALL	06/01/1960	183,173	SECURITY AND ACCESS SYSTEMS	PNA-SECURITY	1960		15	54	2029		
GOODYEAR HALL	06/01/1960	183,173	TELECOM AND DATA DISTRIBUTION	PNA-TELCOM-DATA	1960		15	54	2029		
GOODYEAR HALL	06/01/1960	183,173	BUILDING DISTRIBUTION WIRING	PNA-ELECT-DIST-SECONDARY	1960		30	33	2023		



Questions?

