



The State University of New York

Office for Capital Facilities (OCF) Newsletter

Editor: Jessica R. Miller

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NOTE FROM THE ASSOCIATE VICE CHANCELLOR KARREN BEE-DONOHUE

Updated Real Estate Form: The [Application to Continue Preliminary Due Diligence for Real Property Transactions](#) and related guidance [CLC-11 Approval for Real Property Transactions](#) have been updated and posted on the [OCF website](#). Previously downloaded documents should be deleted and replaced with the new form and updated guidance.

Plastics: Most campuses have submitted the initial collection of baseline data for single use plastics and in some instances first year reporting, with remaining reports expected imminently. The data will be aggregated and analyzed over the coming months.

New Sustainability Engagement staff - Juliana Smith: Juliana is a new member of the Sustainability and Climate Action Office beginning November 12, 2024. Juliana will be focusing on engagement with students, faculty and staff.

EO22 Reporting: The annual EO22 (formerly EO4) report request was sent to campus sustainability coordinators on October 15, 2024. This annual report requires input from many campus offices. Campus staff are asked to work with the sustainability lead on the campus to provide required information. A single report is to be filed by each campus by the December 16th deadline.

Charging Project Staff to Capital: The Fund, together with OCF, and several campus volunteers, is evaluating [SUNY Procedure 7302 Charging Campus Staff to Capital Appropriations](#) to determine the effectiveness of the policy and make recommendations for improvement. If you have thoughts about the Procedure #7302, email David Ferrari at david.ferrari@suny.edu.

ENERGY DEMAND REDUCTION PROGRAMS/STRATEGIES MELINDA RACE, PETULA PHILLIPS, AND ANTOINE BOULANGER

Each year Energy Buying Group (EBG) campuses may participate in summer or demand reduction programs. The programs are designed to help campuses save money by reducing the campus peak electric load.

Participating campuses receive credit against their electric bills or direct payment. By reducing load during the peak, campuses contribute toward the reliability of the NYS power grid.

Three programs/strategies are available:

- **NYISO Special Case Resource (SCR) Demand Response** – Campuses receive payment for committing to reduce load when called by the NYISO
- **Local Utility Commercial System Relief Program (CSR)** – Campuses receive payment for promise to reduce load when utility load approaches forecast peak
- **Peak Load Management** – Campuses reduce load at system peak to reduce supply costs and potentially reduce future capacity payments

Contact the Energy Procurement and Utility Regulatory Affairs office for additional information: melinda.race@suny.edu, petula.phillips@suny.edu, or antoine.boulangier@suny.edu.



TOOLS
TRAINING
COMMUNICATION

Upcoming Events

NYAPPA Winter Meeting:
Feb 4-Feb 5, 2025
Saratoga

SUBOA
March 11-12 Albany

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ENERGY BUYING GROUP UPDATES
MELINDA RACE, PETULA PHILLIPS, ANTOINE BOULANGER



THE ENERGY BUYING GROUP (EBG):

The Energy Procurement and Utility Regulatory Affairs Office coordinates the aggregate purchasing of electricity supply from the New York Independent System Operator (NYISO) market and manages the daily operations of the EBG for most of SUNY’s upstate campuses. The EBG was established with the goal of continually reducing utility costs incurred by our campus facilities and to mitigate the volatility of prices. The EBG purchases electricity supply needs at wholesale rates from the NYISO market and has collectively saved the campuses over \$45.9 million since it began in 2004. Participation in this group is available to SUNY, which includes state-operated campuses, community colleges, and affiliated organizations located in the upstate region.

PARTICIPATING MEMBER UPDATE:

If community colleges are interested in joining the EBG, or if a participating campus has additional electric meters to enroll, contact the SUNYEnergyOffice@suny.edu. The Energy Office will provide an overview of the EBG and prepare a cost savings analysis for the college’s electricity supply. Thank you to all participating campuses and community colleges for their membership in the EBG.

EBG ADVISING COMMITTEE:

The EBG is overseen by an Advising Committee, which provides general oversight of the purchasing activities and is governed through bylaws that regulate how the group functions. The EBG meets with the Advising Committee to discuss current and upcoming changes of the energy market and make informed decisions.

The Advising Committee is made up of no more than five representatives from EBG member campuses. Each representative serves a two-year term, and there is no limit to how many consecutive terms an Advisor may serve. Representatives must be full-time employees in a field directly related to the purchasing or managing of energy for their campus.

The Advising Committee’s last term ended in 2023 and we have a new committee for calendar years 2024 and 2025. The new Advising Committee

members are **Matt Brubaker** (Cortland), **David Sawran** (U Buffalo), **Indu Lnu** (Albany), **Howard Lewis** (Upstate Medical), and **Steven Schunk** (Geneseo). The Energy Office would like to welcome and thank these staff for volunteering their time to the EBG and for their continued support. We look forward to working with them for the 2024-2025 term.

STATISTICS:

Currently, thirty-two campuses participate in the EBG, with one-hundred forty-one meters enrolled. Participating campuses include: University Centers (8); University Colleges (9); Technology Colleges (5); Community Colleges (10); and System Administration (1).

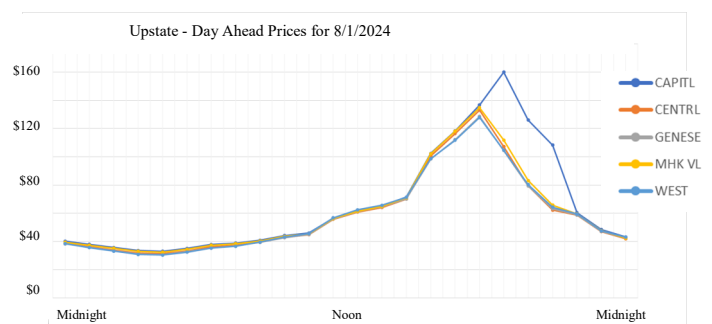
During fiscal year 2022-23, the EBG purchased 492,000 MWh, generating savings of \$3.23M on \$34.5M electricity supply purchased, or roughly 10%.

Typically, the highest hourly load for the EBG occurs during the summer months. For fiscal year 2022/2023, the peak load occurred in July.

ELECTRICITY MARKET PRICING REVIEW:

The EBG primarily purchases electricity supply on the day-ahead-market (DAM), the pricing auction mechanism administered by the NYISO. It is this supply component of all electricity bills that is the most volatile.

Day-ahead-market pricing auction mechanisms are divided into zones, with different prices based on the local demands in that area. Eastern New York, which consists of the Capital Region, Hudson Valley down to New York City are the most expensive. Western New York, which consists of the Mohawk Valley Area and extends to the Western part of NYS, trended about 35% less compared to the East.





COMMUNITY COLLEGE CAPITAL REQUEST FOR FY 25/26
REBECCA GOLDSTEIN

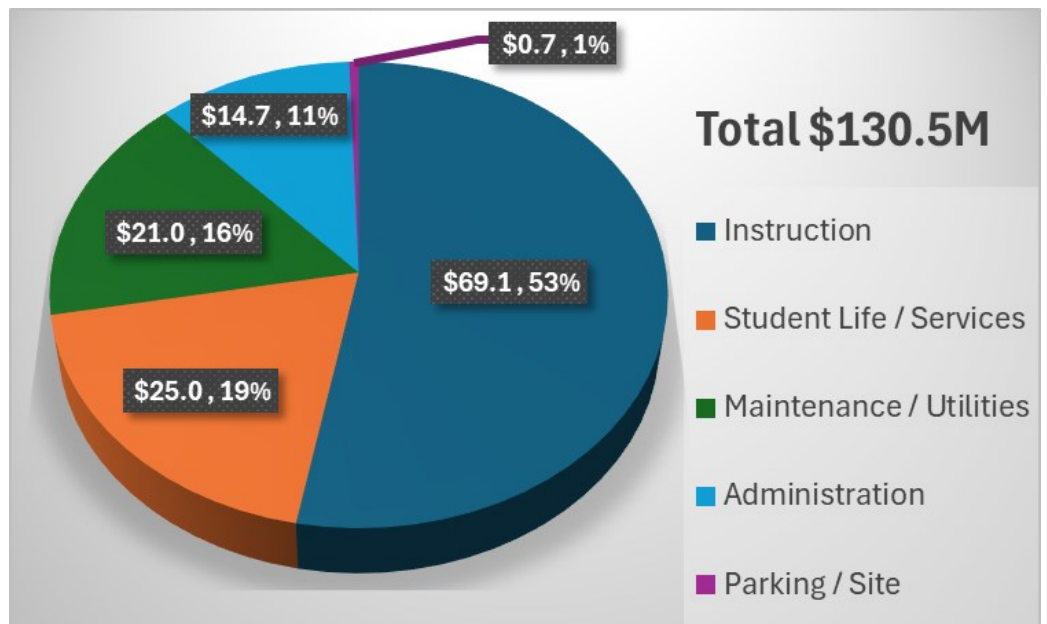


SUNY's Community College request for the 25/26 NYS Capital Budget includes \$130.5M in new capital appropriation on behalf of 21 colleges for 62 projects.

Some capital projects are planned to make significant inroads in the deferred maintenance of the facilities and infrastructure, while other projects enhance ADA accessibility including addressing security and site safety, and access. Other projects will ensure technology capability, which is critical in today's environment.

New construction and most rehabilitation projects are directed at upgrading existing space or expanding high-demand academic programming necessary to re-

Community College Capital by Project Type



Facility Use	Budget: State (\$M)	% Total	# Projects
Instruction	\$69.1	53%	28
Student Life/Services	\$25.0	19%	11
Maintenance/Utilities	\$21.0	16%	13
Administration	\$14.7	11%	6
Parking/Site	\$0.7	1%	4
Grand Total	\$130.5	100%	62

Project Type	Budget: State (\$M)	% Total	# Projects
Critical Maintenance	\$39.3	30%	26
New Construction	\$36.2	28%	4
Rehab/Improvements	\$33.6	26%	18
Site/Infrastructure	\$12.6	10%	3
IT/Equipment	\$8.3	6%	10
Energy Efficiency	\$0.5	0%	1
Grand Total	\$130.5	100%	62

cruit and retain students.

Facility demand is overwhelmingly tied to academics relating to emerging fields (cyber security) and growing fields (nursing/healthcare, science/technology, aviation, automotive and other certificate programs). Student life/services is a focus, with health services, sports, and better access to student services.

County sponsors see the value of community colleges and have elected to invest federal and local funds, along with sourced private grant and donations, to support and encourage growth for these vital resources in their communities.

Although the upcoming capital request is higher than average due to a few large requests, the projected annual spending will be close to previous years and fits within the expected State financial plan.

CLEAN CONCRETE – SADIE ROSS



[NYS Buy Clean Concrete](#) guidance requires that between Jan 1 and Dec 31, 2025, contracts for relevant projects will require concrete mixes procured to certify a global warming potential (GWP) lower than the New York State’s GWP limit in the relevant compressive strength category in the form of an Environment Product Declaration (EPD) and additional certifications. Updated language will be incorporated into the contract documents, and additional information will be provided on the topic. The Office of Sustainability will provide training on how to certify or submit a waiver, which will be accomplished through the existing EC3 process.

RESIDENCE HALL PROGRAM UPDATE – AIM RESIDENCE HALL ASSET UPDATES – SPRING/SUMMER 2024- DON SMITH

The Office for Capital Facilities (OCF), in conjunction with Construction Fund and campus staff, has completed a comprehensive assessment of the capital assets in state operated residence halls.

Each building was evaluated at the “Asset Group” level, a predetermined set of building systems and major components, to determine the remaining useful life. This work provides a financial overview of capital needs by year and the data collected helps campuses prioritize capital projects in their residence hall capital plan.

Figure 1 shows an example of the needs for critical maintenance capital investment from 2024-2033. This valuable data will also serve as a tool to identify any funding shortfalls campuses are experiencing, which could hinder the ability to provide a safe and comfortable living and learning environment for the residents.

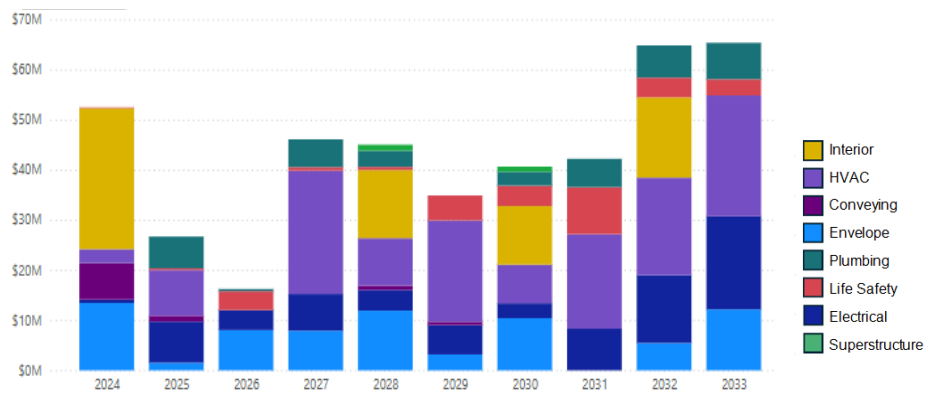


Figure 1 - Example Campus 10 year critical maintenance renewal needs

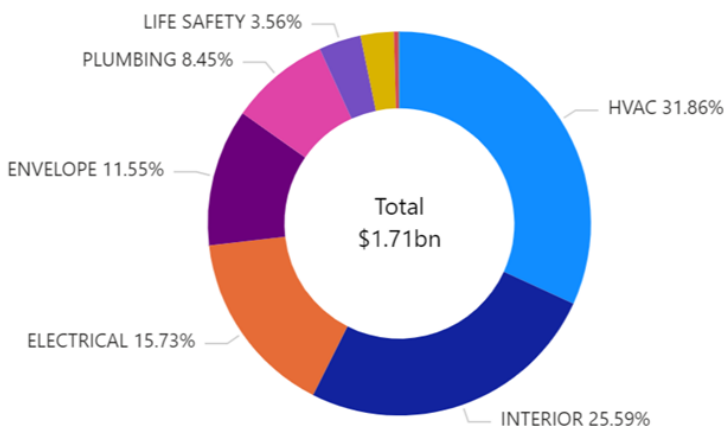


Figure 2 - Total Residence Hall Capital Renewal Needs

Figure 2 breaks down the \$1.7B in immediate needs by asset type, highlighting HVAC(\$545M) and Interior Finishes (\$438M) as the primary drivers, accounting for over 57% of the identified capital renewal investment needed.

The data collection identified over \$1.7B in immediate needs across the 25 campuses with state operated residence halls. Comparing this date to the work planned in campus 10-year capital plans, highlights that many campuses may not be able to afford the work needed over the coming years.

OCF works with the Dormitory Authority of the State of New York (DASNY) and the campuses to ensure all critical life/safety needs are being addressed.

Additionally, OCF and DASNY are evaluating the overall program financial needs to determine long-term funding stability.



AiM UPDATES - DAVID PIPPIN AND KARREN BEE-DONOHUE



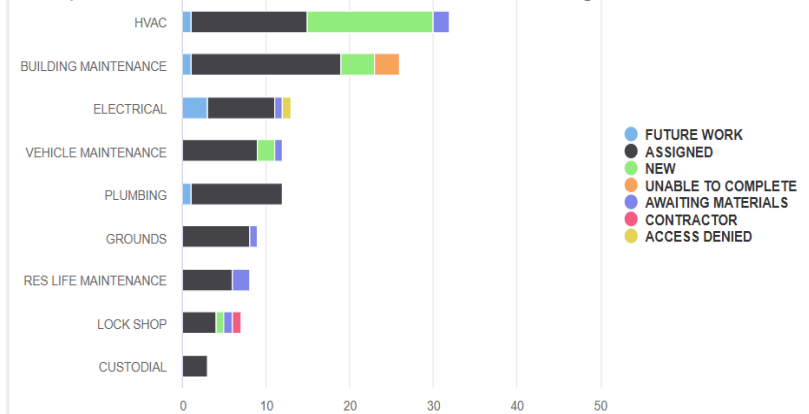
OVERVIEW

The Office for Capital Facilities (OCF) continues to onboard campuses participating in AiM Operations and Maintenance. This includes ReADY Request, the AiM desktop application, and the Go mobile solution. The ReADY Request portal allows campus personnel to make specific service requests, which upon review by the Customer Service staff will create work orders (WOs) in AiM. AiM is the heart of the suite of products with Property and Space being used by all campuses and community colleges, and the Work Order Management (O&M) system being scheduled for implementation at 26 participating campuses. Currently ReADY and AiM O&M are in use by seven campuses, with Upstate Medical and Buffalo State as the most recent implementations. While any implementation comes with obstacles, and change is not easy, OCF strives to minimize disruption to the campus operations and to encourage success for Facilities Managers across SUNY.

CAMPUS ACCOMPLISHMENTS

Some of the recent accomplishments at the campuses include Upstate Medical already processing nearly 12,000 WOs since going live this spring, with an impressive 94% overall closure rate. Plattsburgh's updates to the preventative maintenance (PM) program and asset inventory in the system is helping assure the preventative maintenance tasks are being assigned to the technicians for execution.

Sample Chart - Active Work Orders, not including PMs



The University of Albany, a 20+ year user of AiM, recently implemented the ReADY portal, already processing nearly 6000 service requests since July 1st. Buffalo State went live September 27th and is over 1000 requests in just 1 month with 67% already completed and closed while still learning the system. Other active campuses include Alfred State, Cobleskill, and Oswego. Shortly, improved ReADY tiles will be implemented at those three campuses and Plattsburgh to streamline the customer service operations and provide better WO information to the technicians.

OCF PREPARATIONS FOR REMAINING IMPLEMENTATIONS

Significant progress has been made in developing a system-wide standardization while still being able to address the unique characteristics of each campus operation. Standard queries and dashboard widgets have been created. Processes for collecting shop personnel assignments and assets have been developed. OCF is currently standardizing the tools for asset collection and PM standards as a toolkit for building a PM program. Training guides and documentation are being finalized.

CAMPUS PREPARATORY ACTIONS

Campuses will be contacted to schedule implementation in the near future. In the meantime a couple of actions will help campuses prepare for the implementation:

- ✓ **Determine a project lead:** this person will be key to the success of the implementation, working directly with campus staff to help alleviate their concerns and handle day to day implementation tasks.
- ✓ **Core Implementation Group:** Establish a core working group for implementation
- ✓ **Preventative Maintenance Prep:** Prioritize assets needing preventative maintenance routines to be established.

More detailed information will be provided to campuses in the near future.



QUARTERLY CAPITAL REPORTS

Colleges recently received their capital reports ending December 31, 2024, which outline historic and current projects, along with any unused/future appropriation allocated to their college. Colleges should:

- Review open projects, closing those projects that are complete, and verifying or revising anticipated dates for continuing projects.
- Provide cash flow projections for each active and future project (done twice annually).
- For projects with local funding documentation, determine if *Future* appropriations are to be used.
- Review instructions provided with the report, and contact Rebecca Goldstein with any questions.



REVISIONS TO PROGRAM FORMS

SUNY is working with State leaders and tax counsel to improve information gathering and provide additional guidance to colleges on capital use, in particular IT and leased spaces. As more information is available, program form changes and other resources will be shared.

CAPITAL PROJECT HIGHLIGHT

It is heartening to see both SUNY and State leaders have recognized, promoted, and attended events to highlight community colleges' improved facilities and new programs across the State.

Recently, Chancellor King attended the ribbon cutting for Hudson Valley Community College's new \$17.5M STEM Education Center in Saratoga County which will capitalize on the growing healthcare, trades and technology resources in the area.

If there is an upcoming event that may be of interest to SUNY leadership or the NYS government officials, please contact Rebecca Goldstein who will ensure the SUNY Office of Communications is informed.

