



The State University of New York

# Office for Capital Facilities (OCF) Newsletter

Editor: Jessica R. Miller

Issue 37 – October 2025



OCF



## NOTE FROM THE ASSOCIATE VICE CHANCELLOR

Karren Bee-Donohoe

**OCF Staffing Changes:** Jessica Laramie, the previous OCF Operations Assistant, has taken a position in at the Construction Fund as a Budget Coordinator/Analyst in Program Management. We already miss Jess in OCF but are sure she will be an asset to the Fund. A search for a replacement is underway, along with a search for an AiM operations and management specialist.

**AiM:** Implementations of O&M continue for participating campuses. A great deal of work is happening in the background to make these implementations less stressful and less time consuming for the campuses. Additionally, a couple of the features of ReADY Space, the property and space self-serve module, are being rolled out to the campuses. See pages3-4 for more details.

**NYAPPA Conference Changes and More:** NYAPPA is transitioning the facilities management conference schedule from the traditional 2 conferences, to an in-person conference in the spring with the possibility of virtually connected regional events in the summer or fall. As this transition is being made, 2026 will include the Saratoga winter conference February 4-5, with a virtual mid-summer conference. Beginning in 2027 there will be a conference with vendors in the Spring (avoiding President’s week and Easter week) and regional/virtual events to be determined.

Additionally, the NYAPPA website has been overhauled and is now live at <https://nyappa.org/>, with more content to be added soon. Please encourage facilities employees and vendors to learn about the organization through the website.

Participation in NYAPPA is beneficial to career development, and new board members are needed. Please consider joining the board. Contact any of the current board members (found on the [NYAPPA](#) website) to express your interest.

## CAMPUS LET CONTRACTS REGIONAL TRAINING SESSIONS — Jessica R. Miller

In May and June, four regional training sessions on *Campus Let Contracts* were held, reaching 230 staff members from 24 campuses. The sessions focused on procurement requirements and fiscal responsibilities related to capital projects. Participants included staff from campus Facilities, Design and Construction, Business Offices, Procurement, and Finance departments.

With ongoing staff turnover and the unique requirements for construction and construction-related procurements, this training is increasingly important. These sessions provide essential foundational knowledge to help staff administer facilities-related procurements in compliance with SUNY’s governing rules, regulations, laws, policies, and procedures.

Contact Jessica Miller [jessica.miller@suny.edu](mailto:jessica.miller@suny.edu) for additional information and visit the [OCF website](#) for [Guidance Documents](#) on numerous aspects of campus let design and construction and other capital facilities information.



TOOLS TRAINING COMMUNICATION

## Upcoming Events

Fund Board  
October 8

President’s Meeting  
October 15

SUBOA  
October 23 - Virtual

SUNY Board  
October 28

## Inside this issue:

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## CLEAN ENERGY STANDARD - Melinda Race, Petula Phillips and Antoine Boulanger



The NYS Clean Energy Standard (CES), administered by New York State Energy Research & Development Authority (NYSERDA), includes a goal to achieve 70% renewable electricity generation by 2030.

The CES Program began in 2017, requiring all Load Serving Entities (LSEs), including the SUNY Energy Buying Group (EBG), to purchase CES compliance products from NYSERDA which includes Renewable Energy Credits (RECs). The volume of RECs required to be purchased is based on a predetermined percentage, which changes annually. The annual percentage is applied to the megawatt hours (MWh) of electricity purchased from the New York State Independent System Operator (NYISO) by the EBG and other LSEs to determine the total quantity of the REC obligation.

This fiscal year approximately seven (7) percent of the EBG supply costs are attributed to the mandated clean energy costs. For fiscal year 23-24, the CES compliance costs totaled \$2.5M for campuses participating in the EBG. Since the program began, CES compliance costs total \$14.2M

As 2030 approaches, significant investment will be needed to achieve NY’s goals. As a result, it is anticipated there will be significant increases in CES compliance requirements.

### ORIGINAL CLEAN ENERGY STANDARD TIERS

- Tier 1 Renewable Energy Certificates (RECs) which support development of new renewable generation.
- Tier 2 RECs for projects which preserved existing hydro resources within NYS. This program tier ended in December 2023.
- Tier 3 Zero Emission Credits (ZECs) support

upstate nuclear facilities to continue producing zero-emission electricity. This program is set to expire on March 31, 2029

### ADDITIONAL CLEAN ENERGY STANDARD TIERS

Future CES tiers are expected to start in 2026-2027 and 2035.

- Tier 4 RECs (Renewable Energy Certificates) will support the development of transmission for renewable generation from Upstate into New York City (2026-2027).
- OSW RECs Off-Shore Wind development (2035)

### NYSERDA VOLUNTARY MARKET

NYSERDA has implemented a voluntary REC purchase program. The Tier 1 RECs for sale, offered in the voluntary market, are expected to help defray the cost of the CES to New York rate payers, including the EBG.

Effective with compliance year 2025, the program transitioned from an LSE predetermined obligation percentage to a method using load share to determine the LSEs obligation. There will no longer be an alternative compliance payment option.





## AIM UPDATES: ReADY Space — Ashley Brainard



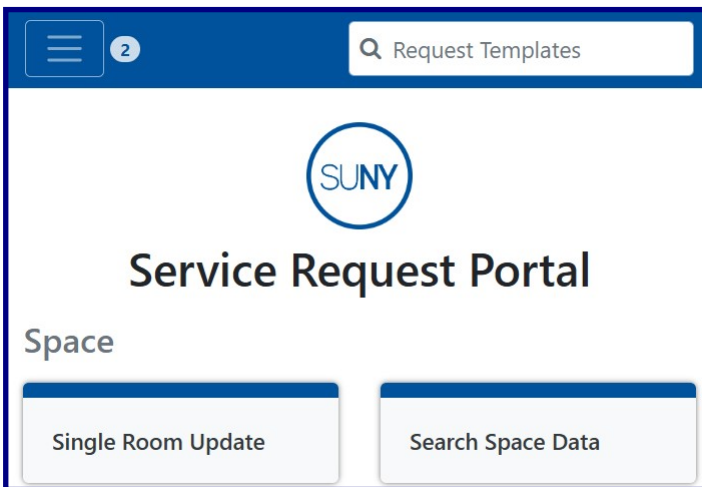
While all campuses should be familiar with AiM, the official property and space data of record, OCF is pleased to announce implementation of **ReADY Space**, a companion program to AiM.

ReADY Space is available through the ReADY portal, which is currently in use by several campuses participating in AiM Operations and Maintenance work order management. The first two ReADY Space features being launched are “*Seach Space Data*” and “*Single Room Update*”.

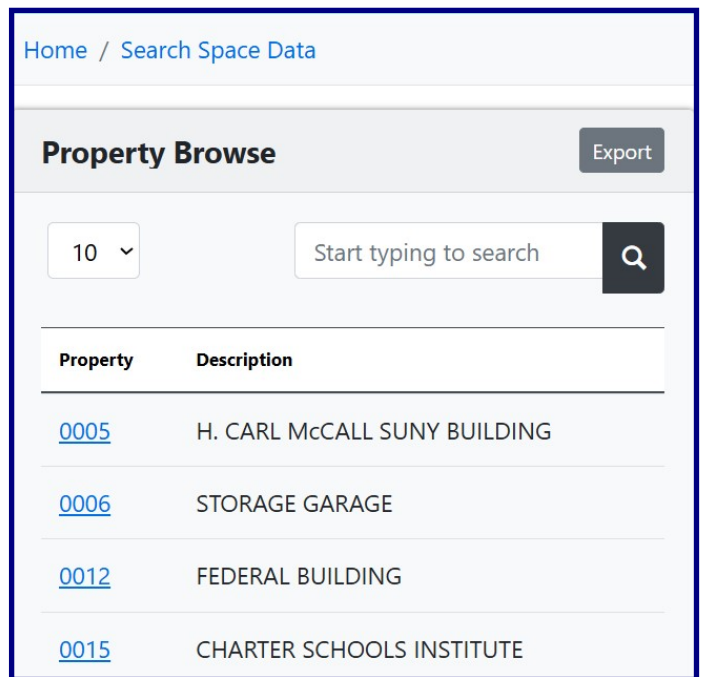
The ReADY Portal is seamlessly accessible to any Single Sign-on (SSO) authenticated student, faculty

or staff at the campus, but what “tiles” are visible is controlled by the campus.

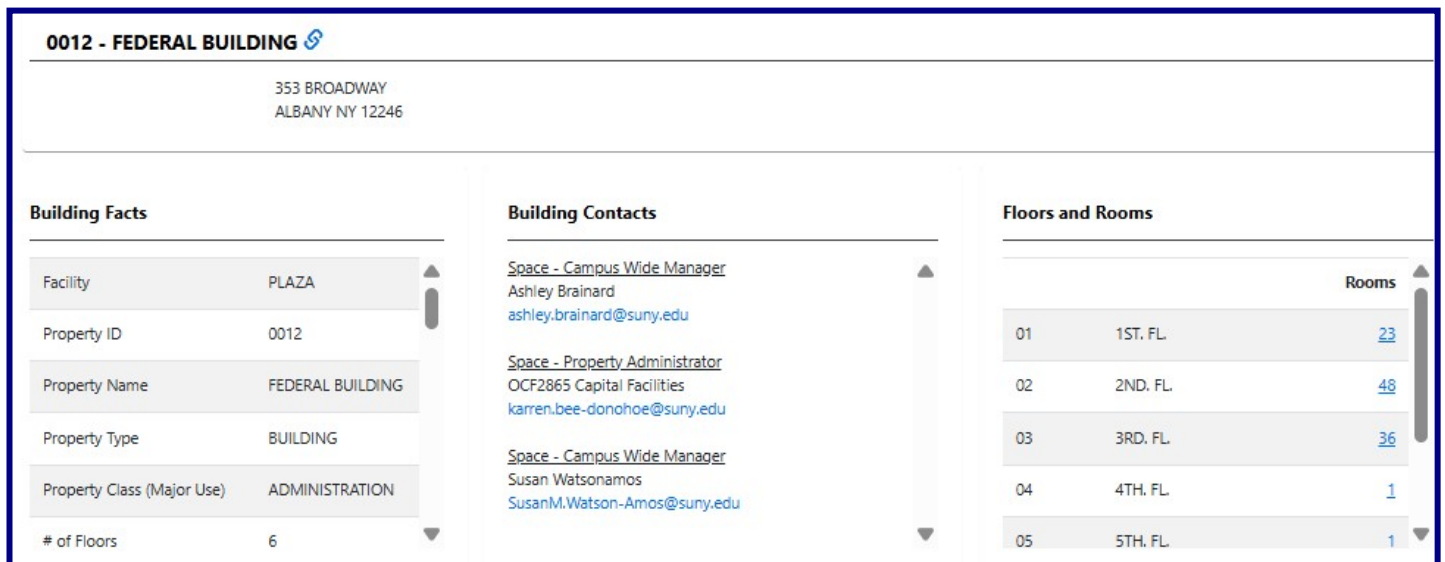
A [webinar](#) is scheduled for **Wednesday, October 29, 10 am** to demonstrate the various features of these tools, including how they can be used to keep property and space data accurate and up to date in AiM.



ReADY Portal



Sample Building Listing



Sample Building Facts, Contacts, Floors and # Rooms with links to the room listings

## AIM UPDATES: ReADY Space (cont.) — Ashley Brainard



**Search Space Data:** The Search Space Data tile can be used to quickly view campus property data. There are two search options: search by property or search by location. Each search includes several options to narrow the search and provide the desired results. The resultant data includes drill-in features to find additional data, along with export features.

These screenshots and those on the previous page shows just a bit of the information that is easily viewable in ReADY.

As an example some campuses have key building contacts. These are specific assigned roles. OCF will assist the campuses with how to manage these roles which are then displayed in ReADY as shown below.

Also shown in the building view are the floors and number of rooms on each floor. The number of rooms is a live link, taking users to the specific room data.

**Single Room Update:** The Single Room Update tile can be used to propose changes to a room's location profile. Some examples of typical changes include: Room Name, Location Type, Net SF, and Number of Workstations. Any change submitted will be sent to the campus space manager for approval. Upon approval the data in AiM be updated.

OCF will provide each campus with the individual campus ReADY Portal URL.

Please send any AiM/ReADY related questions and/or requests to the AiM Helpdesk at: [aimhelp@suny.edu](mailto:aimhelp@suny.edu).

**Room(s) Listing** Export

10

Property	Room
(0012) FEDERAL BUILDING	<a href="#">(ELEVATOR 1-01) ELEVATOR 1</a>
(0012) FEDERAL BUILDING	<a href="#">(ELEVATOR 2-01) ELEVATOR 2</a>
(0012) FEDERAL BUILDING	<a href="#">(F100) FED LOBBY</a>

### Room Listing

**Location Facts**

Facility	PLAZA - PLAZA
Property	0012 - FEDERAL BUILDING
Floor	01
Location ID (Room # and Name)	F100 - FED LOBBY
Location Type Group	WWW - CIRCULATION AREA
Location Type	W06 - PUBLIC CORRIDOR
Net SF	3735

### Location Facts

**Location Facts**

Location Note

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**Organization Occupancy** Add

Department / Organization	%	Start Date	End Date
86.01 - PHYSICAL PLANT ADMINISTRATION 860630 - CAPITAL FACILITIES	<input type="text" value="100"/>	<input type="text" value="09/01/2015"/>	<input type="text"/>

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**Usage** Add

Usage	%	Start Date	End Date
ADMINISTRATION - 07 FACILITIES FOR CENTRAL EXECUTIVE-LEVEL MANAGEMENT AND LONG-RANGE PLANNING FOR THE ENTIRE INSTITUTION. THIS INCLUDES THE PRESIDENT, CHIEF ACADEMIC OFFICER, CHIEF BUSINESS OFFICER, AND CHIEF STUDENT AFFAIRS OFFICER AND CHIEF DEVELOPMENT OFFICER. Function: (Select One)	<input type="text" value="100"/>	<input type="text" value="06/01/2018"/>	<input type="text"/>

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**Employee** Add

Employee	%	Start Date	End Date
(*****6129) Bee-Donohoe, Karren	<input type="text" value="100"/>	<input type="text" value="11/16/2009"/>	<input type="text"/>

### File Sharing through SharePoint and Google Workspace

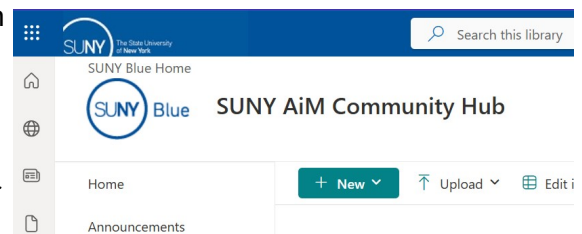
File sharing has become an essential tool for collaboration both within a campus and between campuses, and yet there are occasionally challenges with providing file access. The [SUNY Strategic Identity Initiative \(SSII/CloudConnect\)](#) is an important program designed to synchronize user identities across SUNY campuses into a centralized Microsoft tenant. This enables seamless access to collaborative tools like SUNY Blue, Microsoft Teams, and shared address books.

This process also allows the campuses which use Google collaboration tools (Google Docs, Sheets, Slides, Gmail and others) to integrate with campuses using Microsoft collaboration tools (Word, Outlook, Excel, PowerPoint, etc.). The process also synchronizes the global address book allowing easy access to email addresses for any campus or system administration staff person.

If campus members are having challenges with sharing files or accessing files shared with them, contact the campus IT department and ask them to confirm the campus directory synchronization with the SSII is happening properly, preferably at least quarterly. Regular maintenance helps prevent access issues and supports seamless collaboration across SUNY campuses. For questions email [SSIISupport@suny.edu](mailto:SSIISupport@suny.edu).

### SUNY Blue

SUNY Blue is the secure website for SUNY data and collaboration through the web. It is accessible only to faculty and staff and is dependent upon the SSII process described above. Many System Administrative Offices use SUNY Blue for important information sharing with campuses. Capital Facilities is developing the [SUNY AiM Community Hub](#) for sharing of AiM training material and other information. Making this site meaningful is dependent upon campuses having access.



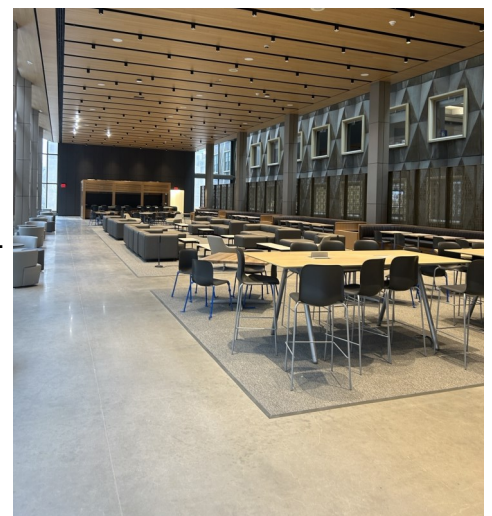
## COMMUNITY COLLEGE CAPITAL UPDATES - Rebecca Goldstein

### Capital Project Announcements and Promotion

It is encouraging to see both SUNY and State leaders recognizing, promoting, and attending events that highlight community colleges' improved facilities and new programs across the State.

Coming soon is the ribbon-cutting ceremony for FIT's new North Academic Building — the first academic addition to the campus in 40 years. This \$189 million, 10-story, 100,000+ square foot building addition provides a state-of-the-art learning environment and is seamlessly integrated into the existing campus design. Some pictures of this new building are here and on the next page.

If your college has an upcoming event that may be of interest to SUNY leadership or the Governor, please contact [Rebecca Goldstein](#) so that the event information can be shared through SUNY Communications.



FIT New North Academic Building



## COMMUNITY COLLEGE CAPITAL UPDATES - Rebecca Goldstein



### Capital Request for 2026–2027 NYS Budget

The community colleges are in the process of developing capital requests for the 2026–2027 NYS Budget. Information has been sent to each college, with key dates as follows:

- August 31 – Submit 5-year plans to SUNY Administration
- September 30 – Finalize the “Year One” request and submit Project Action Forms
- December 15 – Final due date for all capital request materials

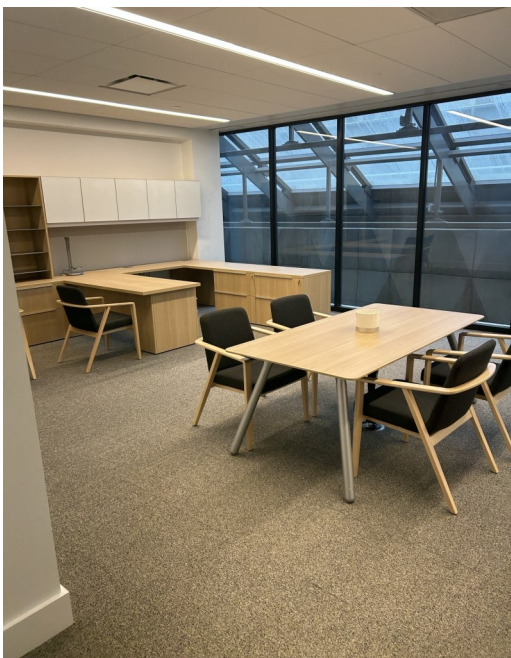
If your college has a complex project (structure, financing, etc.), please contact [Rebecca Goldstein](#) as soon as possible to ensure all NYS Division of Budget and Tax Counsel requirements are met with clearly outlined documentation in the project package.

### CCBOA Spring Conference / Orientation for New Business Officers

The NYS Community College Business Officers Association (CCBOA) hosted its spring conference in Jun 2025, in Watkins Glen, NY. The event included a wide range of presentations and activities for business officers to share information, discuss best practices, and access additional resources for college staff.



FIT New North Academic Building



FIT New North Academic Building

In August, CCBOA hosted an orientation for new business officers at the Renaissance Hotel in Albany. SUNY departments presented on topics such as capital, operating budgets, legal issues, audits, Middle States Commission on Higher Education requirements, and other critical areas relevant to community colleges.

New business officers, as well as those seeking to improve their skills, found the information provided and the opportunity to network with veteran colleagues invaluable.

### Capital Reports

Colleges have received their capital reports as of June 30, 2025, outlining past and current projects, along with any unused or future appropriation allocated to their institution.

Colleges should review these reports thoroughly and:

- Close out projects as appropriate and provide updated project dates for remaining ones.
- Determine whether “future” appropriation can be used when local funding becomes available.
- Review instructions carefully and contact Rebecca Goldstein with any questions.

These reports and the resulting actions should inform the development of your college’s capital request for the NYS Budget. Existing appropriations should be reviewed to determine whether they can be allocated to planned capital activities or whether new appropriation requests are necessary.

## RESIDENCE HALLS BOND SALE UPDATE JUNE 2025 — Don Smith

In late June, the residence hall program issued bonds generating over \$157 million in proceeds to support capital expenditures through December 2026. These funds will support more than 26 projects across 8 of the 25 campuses in the program. The allocation includes, \$67 million to renovation projects at UAlbany, Buffalo, Alfred State, Purchase, Oneonta, and New Paltz. The remaining \$90 million will fund the construction of new residence halls at Stony Brook and Binghamton.

The bonds carried an overall interest rate of 4.66%, which is higher than previous sales but still competitive in the current market. This favorable rate reflects the strong demand for the bonds and the reputation of the SUNY Residence Hall Program. Investor interest exceeded \$950 million, resulting in lower rates and reduced financing costs for campuses.

The newly issued bonds received a 'sustainable' designation, continuing the precedent set in 2023. This certification, provided by Kestrel, aligns with SUNY's sustainability goals and recognizes ongoing efforts in energy conservation, clean energy, and social initiatives.

The bond sale also included the refinancing of \$233 million in older tax-exempt and taxable bonds, resulting in \$14 million in savings over the next 15 years. Most campuses will benefit from these savings. This refunding was feasible due to investor interest in selling back low-interest taxable bonds and reinvesting in higher-yield options. The new tax-exempt bonds issued for this purpose had an interest rate of 3.73%. Investor demand exceeded \$900 million, contributing to lower interest rates and increased savings for campuses.

## FLEET ELECTRIFICATION — Sadie Ross

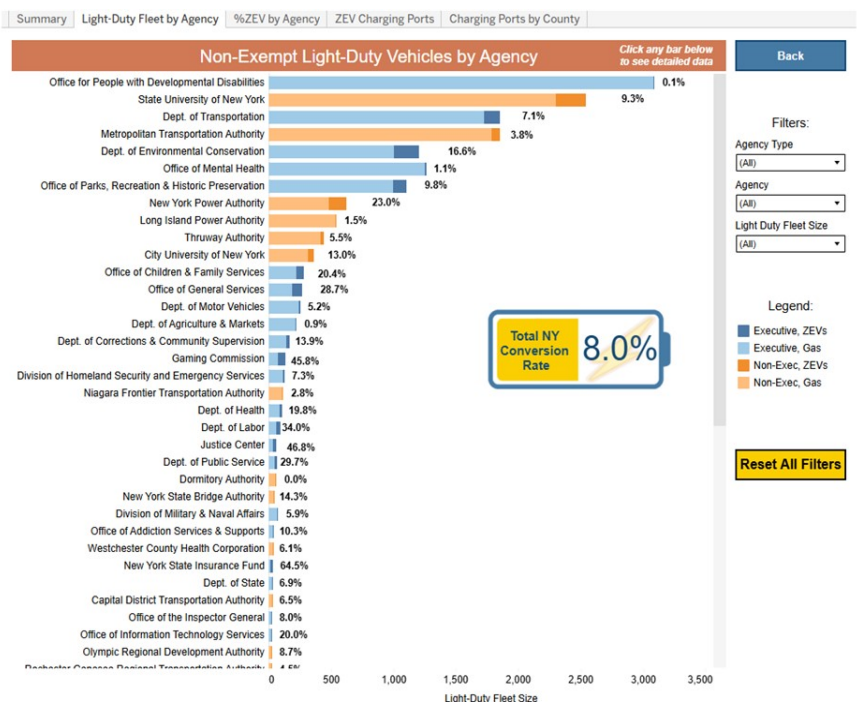
### GOALS

The SUNY Climate and Sustainability Action Plan sets a target of converting 75% of SUNY's light-duty fleet vehicles to zero-emission vehicles (ZEVs) by 2030, with full conversion by 2035. Executive Order 22 (EO22) mandates the same targets and adds that 100% of medium- and heavy-duty (MD/HD) vehicles must be ZEVs by 2040. The GreenNY Council requires all agencies to submit a transition plan to meet these goals. SUNY submitted a transition plan for light duty in 2023 and MD/HD in 2025, based on campus submissions to System Administration.

### TOOLS FOR TRANSITION

#### FleetWave for Reporting

Each campus tracks vehicle status in two places, SUNY's movable asset tracking program called RAM, and in FleetWave, a program managed by the NYS Office of



NYS Agency Conversion Status Light Duty Vehicles - SUNY Conversion Rate 9.3%



## FLEET ELECTRIFICATION — Sadie Ross, (cont.)



General Services (OGS). FleetWave feeds data directly to the GreenNY Council's EO22 dashboard that publicly displays every agency's progress towards the goals of EO22 as shown on the previous page. Campuses should maintain an accurate inventory in FleetWave to properly track and display SUNY's progress. Inventories should include Neighborhood Electric Vehicles (NEV), formerly called "limited use vehicles", that are plated and drive on campus roads.

### **Planning**

Electric fleet vehicles typically do not require a one-to-one charger-to-vehicle ratio. Careful consideration of operational hours compared to vehicle range should inform the charger installation strategy. As campus fleets and campus community members, particularly resident students, transition to more ZEV's, utility upgrades may be necessary to keep up with the demand for charging. The below resources can assist with capacity planning and purchasing strategies.

NYPA Fleet Electrification Studies: Technical assessments to help campuses right-size their fleets, plan charging infrastructure, and prepare for future power needs.

- ⇒ [Electrification Coalition DRVE Tool](#): A free Excel-based tool to assess feasibility of ZEV transition..
- ⇒ [OGS NYS Clean Fleet Plan](#): Includes guidance on charger installation, shared charger use, power load management, and using data to inform electrification strategies.

### **Rebates and Incentives**

- ⇒ [NY Truck Voucher Incentive Program](#): Offers instant rebates at the dealership for MD/HD ZEVs, including Class 3–8 trucks, non-road equipment, and SUNY shuttle buses. Using this incentive unlocks even more funding under the pilot program - [MD/HD Make Ready](#).
- ⇒ [NYSERDA ChargeReady](#): Provides rebates for Level 2 EV charging stations.
- ⇒ [Utility-Sponsored Make-Ready Programs](#): Prepare sites for EV charger installation, including programs specific to MD/HD vehicles.

Campuses should consult their utility providers about location-specific incentives. For example, National Grid and Con Edison offer rebates tied to EV charger demand and infrastructure.

### **Available ZEVs**

The following resources help identify zero-emission vehicles available on the market:

- ⇒ [Electric Vehicle Purchasing Options for NY Agencies 2025](#) – Vehicles on state contract.
- ⇒ [ZETI – Zero-Emission Technology OEMs and Models](#)
- ⇒ [California Air Resources Board](#) – Certified MD/HD ZEVs
- ⇒ [Alternative Fuels Data Center](#) – Vehicle Search

