

# **AssetWORKS: Beyond Space & Condition Assessment**

*SUNY PPAA Winter Conference  
January 25, 2017*



State University  
**Construction Fund**

# SESSION AGENDA

## AssetWORKS Update:

*Kelly Buchalski, SUCF Project Manager for AssetWORKS Implementation*

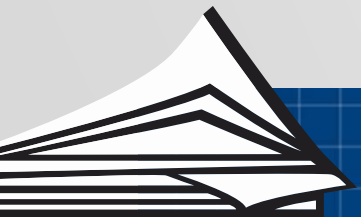
- Building and space data
- Condition assessment data

## Other Modules:

*John Mitchell, AssetWORKS Account Executive*

*Randy Walsh, AssetWORKS Director of Solution Engineering*

- Focus on Operations & Maintenance modules



# WHY ASSETWORKS?

Old SUNY Systems	New System - AiM
Multiple systems (BCI, PSI, BCAS)	One system of record
Limited access	Real-time data
Federal standards not used	Conversion to federal standards
Snapshot of asset condition	Full life cycle modeling

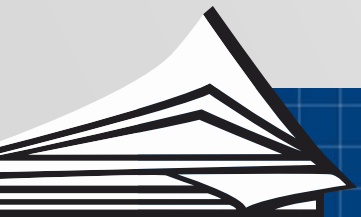


# MOVING FORWARD WITH AiM

## AiM – Integrated Work Management System

### Modules Purchased:

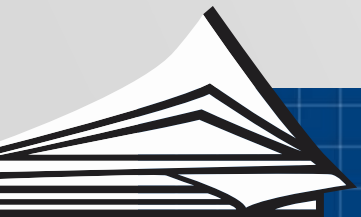
- Property Management (replace BCI)
- Space Management (replace PSI)
- Asset Management (NEW)
- Planning and Needs Analysis (replace BCAS)



# PROPERTY & SPACE MANAGEMENT

## Key Updates:

- Campus user trainings are complete
- “Go Live” is scheduled for this month
- Help is available



# ASSET MANAGEMENT: LIFE CYCLE MODELING

## Key Updates:

- Asset Data Collection – almost complete!
- “Go Live” is scheduled for end of March
- Trainings will be scheduled for campus users



# Asset Management: The Benefits

- Identify critical investment needs, with real-time information
- Align with FMP program updates to validate and further inform suggested projects
- Full Inventory – *Optional* at later date for serialized assets
- Work Order Management – *Option* for campuses to buy in to







# ASSET MANAGEMENT

AiM Asset Hierarchy	SUNY Definition	SUNY Example
Property	Building	Science Building
Asset Type	System	HVAC
Asset Group	Sub-system	Boiler
Serialized	Component	Pump

Condition Assessments



# AiM Asset Example

<b>10103</b>		Last Edited by AIM_IMPORT On 12/27/2016 10:03 AM	
CHILLER 			
Region	<a href="#">28220</a>	PM Route	
	ONEONTA 	Route Sequence	
Facility	<a href="#">MAIN CAMPUS</a>	Lockout/Tagout	No
	MAIN CAMPUS		
Property	<a href="#">007</a>	Manufacturer	<a href="#">DAIKIN/MCQUAY</a>
	ALUMNI HALL		DAIKIN/MCQUAY 
Location		Model	MWMC400D8SNN-ER10
Warehouse		Serial Number	SSTNL130600070
Bin		Part	
		Status	<a href="#">ACTIVE</a>
		Asset Type	HVAC 
		Asset Group	<a href="#">CHILLER</a>
			CHILLER
		Rentable	No
		Replacement Tag	NA



# Asset Data Collection: Next Steps

Apply cost models to generate renewal costs

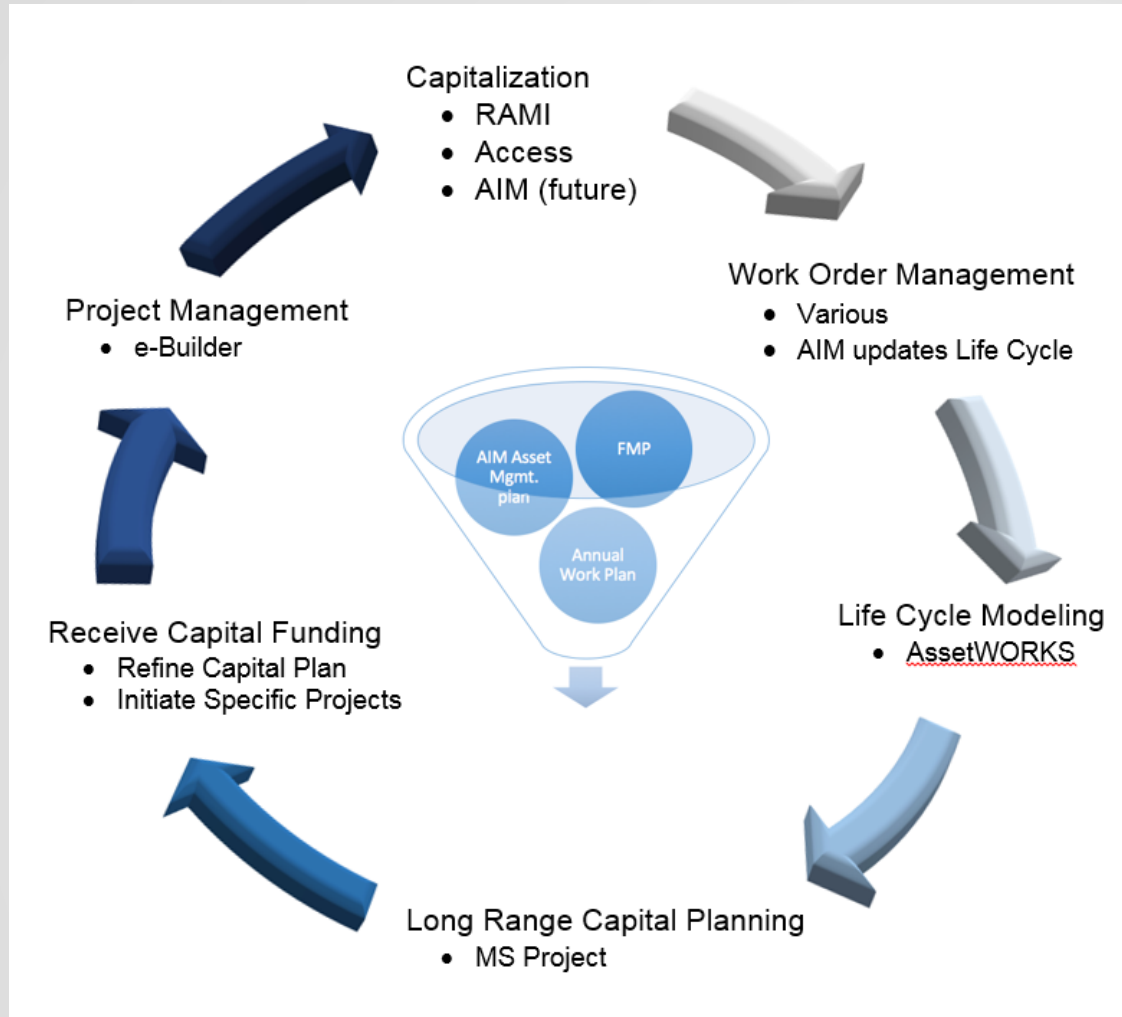
Generate renewal schedules

- Support requests for capital funding
- Identify and prioritize capital projects

Year: 2017	Needs Identified
<b>CAMPUS ABC</b>	<b>\$88,732,883.33</b>
INFRASTRUCTURE RENEWAL - SITE	<u>\$5,516,402.61</u>
INFRASTRUCTURE RENEWAL - SITE UTILITIES	<u>\$1,145,061.73</u>
ASSET PRESERVATION - BUILDING EXTERIORS	<u>\$12,954,934.81</u>
ASSET PRESERVATION - BUILDING INTERIORS	<u>\$22,544,980.15</u>
ASSET PRESERVATION - LIFE SAFETY SYSTEMS	<u>\$7,385,740.53</u>
ASSET PRESERVATION - BUILDING SYSTEMS	<u>\$39,185,763.50</u>



# Asset Life Cycle



# Additional Modules

**Today's Focus: Operations & Maintenance**

Next Informational Session: February 28<sup>th</sup>

System Administration (Albany), 9am – 12pm

Purchase options will become available in near future

