



PLANNING AND NEEDS ANALYSIS MODULE: CONDITION ASSESSMENT ASSET PROFILE

Recurring asset renewals are one of two key components used when tracking assessment data within AiM (along with Assessment Deficiencies). The Condition Assessment Asset Profile (CAAP) Screen is based upon the Master Asset Profile, but is focused on assessment requirements. Users can calculate an estimated renewal year and anticipated renewal costs, track an assessment unit of measure, quantity, priority, and planning group.

Responsibility: FS Admin

The initial entry of the Master Asset Profile at the building level is the responsibility of the Space Manager, but corresponding system assets and all assessment information is the responsibility of the FS Admin.

Financial Transactions: Updates Status Codes in the following tables

There are no Financial Transactions created from the Condition Assessment Asset Profile

AiM Condition Assessment Asset Profile Navigation:


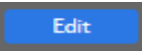


Menu Navigation:

Main Menu > Planning and Needs Analysis Module > Condition Assessment Asset Profile > Search > Edit

WorkDesk Navigation:

Quick Search Content Channel > Condition Assessment Asset Profile > Edit (Illustrated below)

The Quick Steps Required to Edit the Condition Assessment Asset Profile

1. Enter the Asset Number in the Search Field for Condition Assessment Asset Profile of the Quick Search Content Channel
2. Select the Zoom Icon  on the Condition Assessment Asset Profile of the Quick Search Content Channel. The Condition Assessment Asset Profile screen is displayed for the Asset Number that you entered into the Search Criteria field.
3. Select the Edit Icon  to Edit the Condition Assessment Asset Profile.
4. Edit any assessment information on the Condition Assessment Asset Profile.
5. Select the Save Icon  to save the Condition Assessment Asset Profile.
6. Select the AiM Icon  in the top left-hand corner to return to the Main WorkDesk Screen.

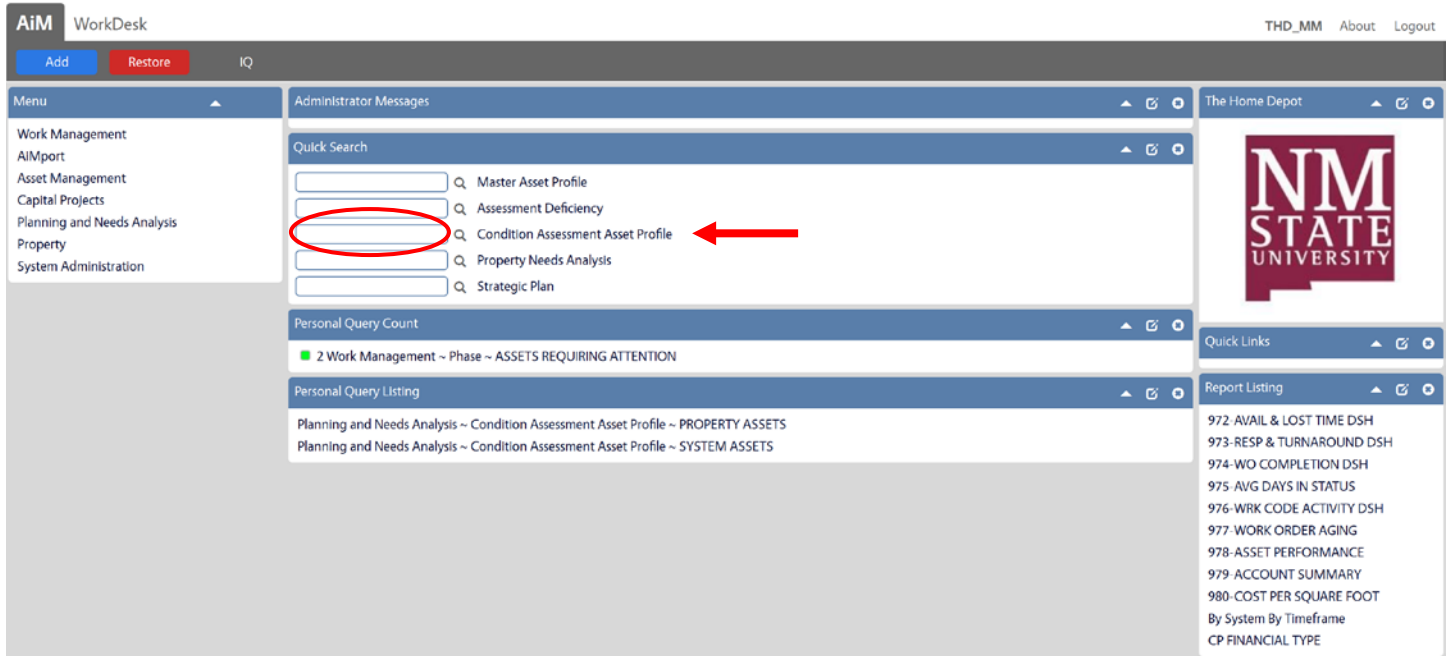



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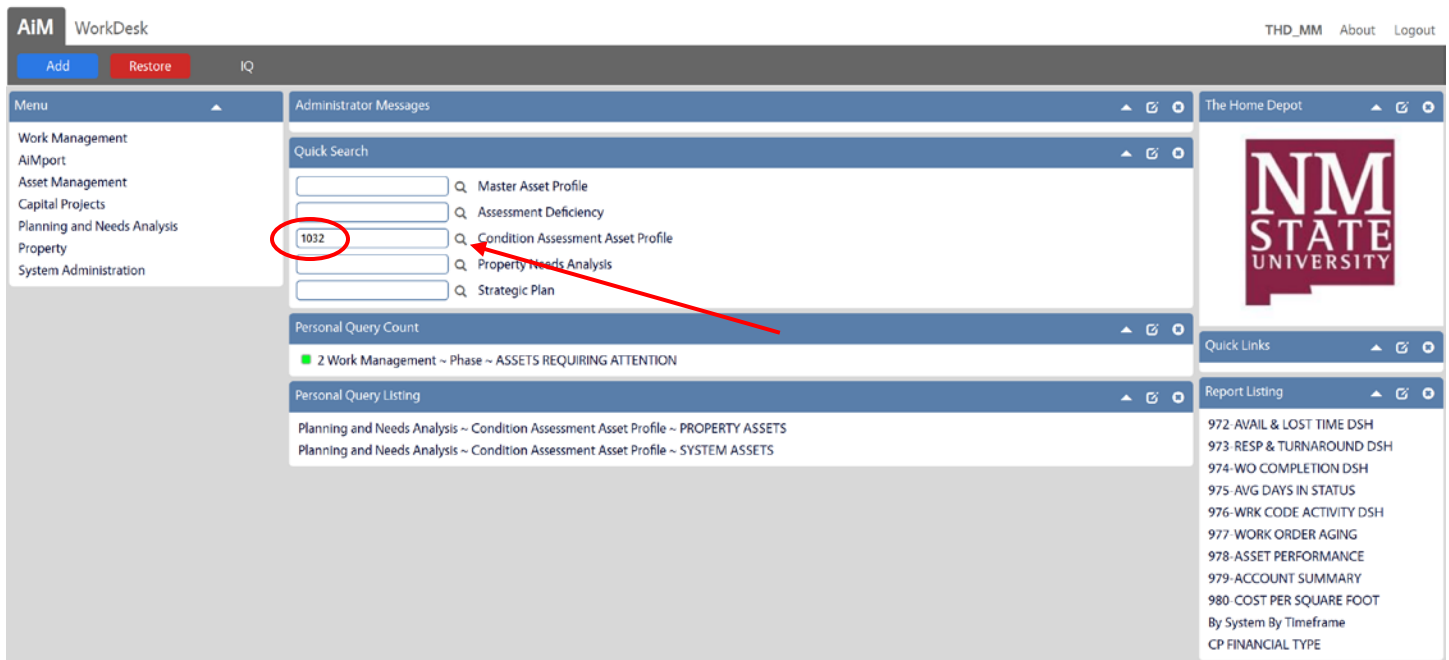
PLANNING AND NEEDS ANALYSIS: CONDITION ASSESSMENT ASSET PROFILE

AIM PLANNING AND NEEDS ANALYSIS MODULE CAAP SCREEN SHOTS

1. Enter the Asset Number into the Search Field for the Condition Assessment Asset Profile in the Quick Search Content Channel



2. Select the Zoom Icon  on the Condition Assessment Asset Profile Line of the Quick Search Content Channel. The CAAP screen is displayed for the Asset Number that you entered into the Search Criteria field.





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The Condition Assessment Asset Profile Screen is displayed.

The screenshot shows the 'Condition Assessment Asset Profile' screen for asset ID 1032. The asset is an 'AIR HANDLING UNIT - INDOOR (1.5-1.25 HP) - AHU#2'. The interface includes a left-hand navigation menu with options like 'Edit', 'View', 'Extra Description', etc. The main content area displays various asset attributes in a grid format, such as Region (OKLAHOMA), Facility (OKLAHOMA CITY), Property (OK 1010), Location (OKLAHOMA CITY DISTRIBUTION CENTER), and Planning Group (RELIABILITY). A 'Component Asset' table at the bottom lists a 'CENTRIFUGAL FAN #2' with a quantity of 1,000 and an adjusted renewal cost of \$0.00.

Sequence	Asset	Description	Asset Group	Quantity	UOM	Adjusted Renewal Cost
1	1036	CENTRIFUGAL FAN #2	CENTRIFUGAL FAN	1,000	EA	\$0.00

3. Select the Edit Icon  to Edit the Asset

This screenshot is identical to the one above, but with a red circle around the 'Edit' button in the top navigation bar and a red arrow pointing to it. The asset details are the same, but the 'Last Edited by' field now shows 'ROOT' on '01/05/2016 12:52 PM'. The 'Adjusted Renewal Cost' for the component asset is now \$0.00.

Sequence	Asset	Description	Asset Group	Quantity	UOM	Adjusted Renewal Cost
1	1036	CENTRIFUGAL FAN #2	CENTRIFUGAL FAN	1,000	EA	\$0.00



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The CAAP Screen is displayed in Edit mode

Condition Assessment Asset Profile THD_MM About Logos

Save Cancel

1032 Last Edited by ROOT On 01/05/2016 12:52 PM Edit Remove

AIR HANDLING UNIT - INDOOR (5-1.25 HPI) - AHU#2

Region: OKLAHOMA
Facility: OKLAHOMA CITY
Property: OK 1010
Location: OKLAHOMA CITY DISTRIBUTION CENTER

Install Year: 1986
Physical Life (Years): 25
Physical Life Adjustment: 8
Remaining Life (Years): 3
Renewal Year: 2019
Cost Model: AH11
Base Year: 2012
Complexity Factor: 100.00%

Status: ACTIVE
Asset Type: SERIALIZED
Asset Group: AIRHANDLER
UOM: HP
Quantity: 1.0000

Planning Year: [RELIABILITY]
Planning Group: ENSURING ASSETS ARE CAPABLE OF
Priority: 2

Renewal Cost: 53,618.66
Adjusted Renewal Cost: 50.00

Component Asset						
Sequence	Asset	Description	Asset Group	Quantity	UOM	Adjusted Renewal Cost
<input type="checkbox"/>	1	1036	CENTRIFUGAL FAN #2	1,000	EA	50.00

4. Many items may be edited from this point. Let's describe these and show how they may be edited

Install Year

The Year the asset was installed (not purchased). This should be the year that the asset began deteriorating from use. It is a 4-digit year.



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AiM Condition Assessment Asset Profile THD_MM About Logou

Save **Cancel**

View 1032 Last Edited by ROOT On 01/05/2016 12:52 PM **Edit** **Remove**

Extra Description: AIR HANDLING UNIT - INDOOR (5-1.25 HP) - AHU#2

Classification Standard: [Empty]

Assessment Activity: [Empty]

Attributes: [Empty]

Relocation: [Empty]

Account Setup: [Empty]

Warranty: [Empty]

Parts List: [Empty]

Replacement Tag History: [Empty]

Physical Life Adjustment History: [Empty]

Notes Log: [Empty]

User Defined Fields: [Empty]

Status History: [Empty]

Related Documents: [Empty]

Region	OKLAHOMA	Install Year	1986	Totals
Facility	OKLAHOMA CITY	Physical Life (Years)	25	
Property	OKLAHOMA CITY	Physical Life Adjustment	8	
Location	OK-1010	Remaining Life (Years)	3	
Planning Year	OKLAHOMA CITY DISTRIBUTION CENTER	Renewal Year	2019	
Planning Group	RELIABILITY	Cost Model	AH11	
Priority	ENSURING ASSETS ARE CAPABLE OF	Base Year	2012	
	POOR CONDITION	Complexity Factor	100.00%	
		Renewal Cost	\$3,618.66	
		Adjusted Renewal Cost	\$0.00	

Component Asset Totals Remove Load

Sequence	Asset	Description	Asset Group	Quantity	UOM	Adjusted Renewal Cost
1	1036	CENTRIFUGAL FAN #2	CENTRIFUGAL FAN	1,000	EA	\$0.00

Physical Life

The anticipated life expectancy of this asset now that it is in use. Typically comes from a lifecycle model that has been prepared by a vendor or the user. It can be manually entered though if no such cost model exists. Once a cost model is entered the manual entry will be overwritten with the Physical life from the model.

AiM Condition Assessment Asset Profile THD_MM About Logou

Save **Cancel**

View 1032 Last Edited by THD_MM On 01/07/2016 01:24 PM **Edit** **Remove**

Extra Description: AIR HANDLING UNIT - INDOOR (5-1.25 HP) - AHU#2

Classification Standard: [Empty]

Assessment Activity: [Empty]

Attributes: [Empty]

Relocation: [Empty]

Account Setup: [Empty]

Warranty: [Empty]

Parts List: [Empty]

Replacement Tag History: [Empty]

Physical Life Adjustment History: [Empty]

Notes Log: [Empty]

User Defined Fields: [Empty]

Status History: [Empty]

Related Documents: [Empty]

Region	OKLAHOMA	Install Year	1986	Totals
Facility	OKLAHOMA CITY	Physical Life (Years)	25	
Property	OKLAHOMA CITY	Physical Life Adjustment	8	
Location	OK-1010	Remaining Life (Years)	3	
Planning Year	OKLAHOMA CITY DISTRIBUTION CENTER	Renewal Year	2019	
Planning Group	RELIABILITY	Cost Model	[Empty]	
Priority	ENSURING ASSETS ARE CAPABLE OF	Base Year	2015	
	FAIR CONDITION	Complexity Factor	100.00%	
		Renewal Cost	\$3,618.66	
		Adjusted Renewal Cost	\$3,618.66	

Component Asset Totals Remove Load

Sequence	Asset	Description	Asset Group	Quantity	UOM	Adjusted Renewal Cost
1	1036	CENTRIFUGAL FAN #2	CENTRIFUGAL FAN	1,000	EA	\$0.00



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AIM Condition Assessment Asset Profile THD_MM About Logout

Save Cancel

View 1032 Last Edited by THD_MM On 01/07/2016 01:24 PM Edit Remove

Extra Description
Reference Data
Classification Standard
Assessment Activity
Attributes
Relocation
Account Setup
Warranty
Parts List
Replacement Tag History
Physical Life Adjustment History
Notes Log
User Defined Fields
Status History
Related Documents

AIR HANDLING UNIT - INDOOR
(.5-1.25 HP) - AHU#2

Region OKLAHOMA
Facility OKLAHOMA CITY
Property OKLAHOMA CITY
Location OKLAHOMA CITY DISTRIBUTION CENTER

Install Year 1986
Physical Life (Years) 25
Physical Life Adjustment 8
Remaining Life (Years) 3
Renewal Year 2019
Cost Model AH11
AIR HANDLING UNIT - INDOOR (.27-.35 HP)
Base Year 2015
Complexity Factor 100.00%
Renewal Cost \$3,618.66
Adjusted Renewal Cost \$3,618.66

Status ACTIVE
Asset Type SERIALIZED
Asset Group AIRHANDLER
AIR HANDLING UNIT
UOM HP
Quantity 1.0000

Planning Year
Planning Group RELIABILITY
ENSURING ASSETS ARE CAPABLE OF
Priority 3
FAIR CONDITION

Component Asset

Sequence	Asset	Description	Asset Group	Quantity	UOM	Adjusted Renewal Cost
1	1036	CENTRIFUGAL FAN #2	CENTRIFUGAL FAN	1.0000	EA	50.00

Physical Life Adjustment

The physical life is an anticipated life span for your asset. The physical life adjustment field allows the user to adjust it (up or down) by adding a positive or negative number of years. The ultimate goal is to adjust the Renewal Year.

Renewal Year = Install Year + Physical Life + Physical Life Adjustments. (From Example: 1986 + 25 + 8 = 2019)



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AIM Condition Assessment Asset Profile THD_MM About Logout

Save Cancel

1032 Last Edited by THD_MM On 01/07/2016 01:24 PM Edit Remove

Extra Description: AIR HANDLING UNIT - INDOOR (5-1.25 HP) - AHU#2

Classification Standard: [Empty]

Assessment Activity: [Empty]

Attributes: [Empty]

Relocation: [Empty]

Account Setup: [Empty]

Warranty: [Empty]

Parts List: [Empty]

Replacement Tag History: [Empty]

Physical Life Adjustment History: [Empty]

Notes Log: [Empty]

User Defined Fields: [Empty]

Status History: [Empty]

Related Documents: [Empty]

Region	OKLAHOMA	Totals
Facility	OKLAHOMA CITY	
Property	OK-1010	
Location	OKLAHOMA CITY DISTRIBUTION CENTER	
Planning Year	[Empty]	
Planning Group	RELIABILITY	
Priority	3	

Install Year	1986
Physical Life (Years)	25
Physical Life Adjustment	8
Remaining Life (Years)	3
Renewal Year	2019
Cost Model	AH11
Base Year	2015
Complexity Factor	100.00%
Renewal Cost	\$3,618.66
Adjusted Renewal Cost	\$3,618.66

Status: ACTIVE

Asset Type: SERIALIZED

Asset Group: AIRHANDLER

UOM: HP

Quantity: 1.0000

Totals Remove Load

Sequence	Asset	Description	Asset Group	Quantity	UOM	Adjusted Renewal Cost
1	1036	CENTRIFUGAL FAN #2	CENTRIFUGAL FAN	1.0000	EA	50.00



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Physical Life Adjustment Cont.

Let's take a closer look at how this is used. If we click into the Physical Life Adjustment History View we can see a historical record of every adjustment that was entered onto this screen.

Sequence	Asset	Description	Asset Group	Quantity	UOM	Adjusted Renewal Cost
1	1036	CENTRIFUGAL FAN #2	CENTRIFUGAL FAN	1.0000	EA	\$0.00

1. On June 1, 2009 Bob Jones was told to go inspect the Air Handler as it was due for replacement in 2011. Bob returned and found the Air Handler in excellent condition. He entered “2” into the Physical Life Adjustment changing the renewal year to 2013. ($1986 + 25 + 2 = 2013$)
2. On June 1, 2011 Bob Jones was told to go inspect the Air Handler as it was due for replacement in 2013. Bob returned and found the Air Handler to still be in excellent condition. He entered “4” into the Physical Life Adjustment changing the renewal year to 2015. ($1986 + 25 + 4 = 2015$). Now there was already a 2 year adjustment entered in 2009 so the computer calculated the difference between the old adjustment and the new adjustment ($4 - 2 = 2$) and entered a 2 into the history table as THIS was the actual adjustment. Repeat two more times and we end up at 8 years and 2019.

Sequence	Adjustment	Edit Date	Editor
4	2	Jun 01, 2015 08:03 AM	ROOT
3	2	Jun 01, 2013 08:03 AM	ROOT
2	2	Jun 01, 2011 08:03 AM	ROOT
1	2	Jun 01, 2009 08:03 AM	ROOT



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Cost Model

The system stored lifecycle models giving us the assets Physical Life, Unit of Measure, Renewal Cost / Unit, and Base Year. This is your template. It is much easier to edit the Cost Model AH11 and increase the cost for material than it is to click into 75 different AH11 Air Handlers and edit each one.

The screenshot displays the 'Condition Assessment Asset Profile' for asset ID 1032. The interface includes a sidebar with navigation options, a main form area, and a component asset table at the bottom.

Asset Details:

- Asset ID:** 1032
- Description:** AIR HANDLING UNIT - INDOOR (5-1.25 HP) - AHU#2
- Region:** OKLAHOMA
- Facility:** OKLAHOMA CITY
- Property:** OK-1010
- Location:** OKLAHOMA CITY DISTRIBUTION CENTER
- Planning Group:** RELIABILITY
- Priority:** 3
- Install Year:** 1986
- Physical Life (Years):** 25
- Physical Life Adjustment:** 8
- Remaining Life (Years):** 3
- Renewal Year:** 2019
- Cost Model:** AH11
- Base Year:** 2015
- Complexity Factor:** 100.00%
- Renewal Cost:** \$3,618.66
- Adjusted Renewal Cost:** \$3,618.66
- Status:** ACTIVE
- Asset Type:** SERIALIZED
- Asset Group:** AIRHANDLER
- UOM:** HP
- Quantity:** 1.0000

Component Asset Table:

Sequence	Asset	Description	Asset Group	Quantity	UOM	Adjusted Renewal Cost
1	1036	CENTRIFUGAL FAN #2	CENTRIFUGAL FAN	1.0000	EA	\$0.00



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ANA UOM and Quantity

The Unit of Measure used for Assessment Estimating. You can see this Air Handler is estimated in HP. If you were to look at the Asset's UOM and Qty you would see 1 – EA (Each). There is 1 Air Handler. This will come into play especially for items like roofs. You may have 1 roof (1 EA), but for ANA UOM and Qty you have 20,345 sq ft at \$2.39/ft².

AIM Condition Assessment Asset Profile THD_MM About Logout

1032 Last Edited by THD_MM On 01/07/2016 01:24 PM

Extra Description: AIR HANDLING UNIT - INDOOR (S-1.25 HP) - AHU#2

Region: OKLAHOMA
Facility: OKLAHOMA CITY
Property: OK-1010
Location: OKLAHOMA CITY DISTRIBUTION CENTER

Install Year: 1996
Physical Life (Years): 25
Physical Life Adjustment: 6
Remaining Life (Years): 3
Renewal Year: 2019
Cost Model: AH11
Base Year: 2015
Complexity Factor: 100.00
Renewal Cost: \$3,618.66
Adjusted Renewal Cost: \$3,618.66

Planning Year: [RELIABILITY]
Priority: 3

Status: ACTIVE
Asset Type: SERIALIZED
Asset Group: AIRHANDLER
UOM: HP
Quantity: 1.0000

Component Asset							
Sequence	Asset	Description	Asset Group	Quantity	UOM	Adjusted Renewal Cost	
<input type="checkbox"/>	1	1036	CENTRIFUGAL FAN #2	CENTRIFUGAL FAN	1.0000	EA	50.00



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Complexity Factor

The complexity factor is used to increase or decrease the costs associated with THIS asset. We use cost models to adjust many assets at once, but for a one off increase (perhaps this Air Handler requires a crane?) you can adjust above or below 100% to increase or decrease the costs associated with this Asset. ($\$3,618.66 * 120\% = \$4,342.39$)

AIM Condition Assessment Asset Profile THD_MM About Logout

Save Cancel

1032 Last Edited by THD_MM On 01/07/2016 01:31 PM Edit Remove

Extra Description: AIR HANDLING UNIT - INDOOR (5-1.25 HP) - AHU#2

Region: OKLAHOMA
Facility: OKLAHOMA CITY
Property: OK 1010
Location: OKLAHOMA CITY DISTRIBUTION CENTER

Install Year: 1986
Physical Life (Years): 25
Physical Life Adjustment: 8
Remaining Life (Years): 3
Renewal Year: 2019
Cost Model: AH11
Base Year: 2015

Planning Group: RELIABILITY
Priority: 3

Status: ACTIVE
Asset Type: SERIALIZED
Asset Group: AIRHANDLER
UOM: HP
Quantity: 1.0000

Complexity Factor: 120.00%
Renewal Cost: \$3,618.66
Adjusted Renewal Cost: \$4,342.39

Component Asset

Sequence	Asset	Description	Asset Group	Quantity	UOM	Adjusted Renewal Cost
1	1036	CENTRIFUGAL FAN #2	CENTRIFUGAL FAN	1.0000	EA	\$0.00



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Base Year

The Base Year is used for inflation calculations. For each year beyond the base year we will apply inflation to your estimated Renewal Cost and add it to your Adjusted Renewal Cost. By changing the Base Year on the cost model back to 2014 you can see the system will apply the 3% for FY 2015 onto the asset. ($\$3,618.66 * 1.03 = \$3,727.22$)

Field	Value
Region	OKLAHOMA
Facility	OKLAHOMA CITY
Property	OK 1010
Location	OKLAHOMA CITY DISTRIBUTION CENTER
Install Year	1986
Physical Life (Years)	25
Physical Life Adjustment	8
Remaining Life (Years)	3
Renewal Year	2019
Cost Model	AH11
Status	ACTIVE
Asset Type	SERIALIZED
Asset Group	AIRHANDLER
UOM	HP
Quantity	1.0000
Base Year	2014
Complexity Factor	100.00%
Renewal Cost	\$3,618.66
Adjusted Renewal Cost	\$3,727.22

Inflation is entered in the setup screen and must be entered for each year from the oldest cost model or base year entered. If you have a 2012 and everything else is 2015 – you still have to enter a 2013 and 2014 inflation record in the setup.



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Cost Model Adjustments

If you are planning on purchasing or importing cost models, then you may need to localize them to apply the most accurate cost estimates to your ANA portfolio. The Cost Model Adjustment Screen enables users to localize and use any vendor life cycle models by applying adjustment factors, increase or decrease, to subledger (labor, material, contract, and equipment) estimates.

Additionally, users may add design and general contractor fee percentages if applicable. These costs are a percent based changed based upon where the assets or deficiencies are physically located and the type of cost model applied.

Read more about this in the 8.3 reference guide if you have questions, but remember that this is based upon the physical location of the Asset Renewal or Assessment Deficiency record and is applied at the Facility level of the (Region/Facility/Property) hierarchy.

The Home Depot has distribution centers throughout the United States. Regions and Facilities have been inputted into AiM for each of these locations.

A cost model template for a standard 27-35 HP indoor Air Handling Unit estimates its renewal at \$3,258.33 for Labor and \$360.00 for Material.

This particular warehouse and air handler sits in Oklahoma City, OK.

A quick look up into the MasterFormat city cost index shows us Material at 98.5% and Labor at 59.8% of the cost model.

DIVISION	OKLAHOMA																	
	LAWTON			MCALISTER			MIAMI			MUSKOGEE			OKLAHOMA CITY			PONCA CITY		
	MAT.	INST.	TOTAL	MAT.	INST.	TOTAL	MAT.	INST.	TOTAL	MAT.	INST.	TOTAL	MAT.	INST.	TOTAL	MAT.	INST.	TOTAL
015433 CONTRACTOR EQUIPMENT	82.3	82.3		81.4	81.4		89.4	89.4		89.4	89.4		82.5	82.5		81.4	81.4	
0241, 31 - 34 SITE & INFRASTRUCTURE, DEMOLITION	96.6	91.1	92.7	86.3	89.7	88.7	87.6	86.9	87.1	87.8	85.6	86.3	95.2	91.6	92.7	93.1	89.6	90.7
0310 Concrete Forming & Accessories	97.9	44.5	51.7	82.3	40.2	45.9	94.7	68.1	71.6	99.0	29.6	39.0	98.1	38.7	46.7	90.4	39.3	46.2
0320 Concrete Reinforcing	92.9	76.7	84.8	93.3	40.4	66.9	91.8	76.8	84.3	92.7	30.7	61.8	92.9	76.7	84.8	92.7	76.7	84.7
0330 Cast-in-Place Concrete	92.5	44.9	72.9	81.1	44.9	66.2	85.0	44.3	68.3	86.0	35.5	65.2	93.6	47.5	74.6	94.9	37.9	71.5
03 CONCRETE	94.8	51.1	73.2	83.7	42.4	63.3	88.4	62.1	75.4	90.2	33.2	62.0	95.3	49.3	72.6	95.2	46.3	71.1
04 MASONRY	100.5	55.0	72.7	114.9	55.6	78.7	98.8	56.1	72.8	117.4	44.6	73.0	100.1	56.7	73.6	91.2	55.5	69.4
05 METALS	96.5	68.7	87.7	91.4	53.0	79.3	91.3	80.8	88.0	92.8	55.7	81.2	98.3	68.6	89.0	91.3	68.3	84.1
06 WOOD, PLASTICS & COMPOSITES	104.7	45.0	70.7	87.3	40.7	60.7	101.9	76.2	87.2	106.1	29.4	62.3	104.0	36.3	65.3	97.5	38.1	63.6
07 THERMAL & MOISTURE PROTECTION	98.4	60.0	83.0	97.9	55.5	80.8	98.2	60.0	82.9	98.3	40.8	75.2	93.5	59.9	80.0	98.4	58.5	82.3
08 OPENINGS	96.0	51.8	85.3	94.3	39.6	81.0	94.3	69.4	88.3	94.3	28.5	78.3	96.0	47.1	84.1	94.3	48.2	83.1
0920 Plaster & Gypsum Board	82.6	44.0	55.6	73.9	39.5	49.8	80.9	75.9	77.4	82.6	27.7	44.2	88.7	34.9	51.1	79.7	36.8	49.7
0950, 0980 Ceilings & Acoustic Treatment	90.0	44.0	59.3	83.7	39.5	54.2	83.7	75.9	78.5	90.0	27.7	48.5	95.5	34.9	55.2	83.7	36.8	52.5
0960 Flooring	109.0	42.6	89.2	100.4	42.6	83.2	107.6	64.2	94.7	110.1	41.2	89.6	108.6	42.6	88.9	104.6	42.6	86.2
0970, 0990 Wall Finishes & Painting/Coating	100.7	53.6	72.5	100.7	39.5	64.0	100.7	80.9	88.8	100.7	28.7	57.5	100.7	53.6	72.5	100.7	53.6	72.5
09 FINISHES	95.2	43.8	66.4	89.5	39.8	61.7	92.4	69.8	79.7	94.8	31.6	59.4	96.8	39.0	64.4	92.2	39.9	62.9
COVERS DIVS. 10 - 14, 25, 28, 41, 43, 44, 46	100.0	70.8	94.0	100.0	70.5	94.0	100.0	75.0	94.9	100.0	68.8	93.6	100.0	70.4	94.0	100.0	70.2	93.9
21, 22, 23 FIRE SUPPRESSION, PLUMBING & HVAC	100.3	60.2	83.9	94.3	29.6	67.8	94.3	59.2	79.9	100.3	23.0	68.7	100.0	61.0	84.1	94.3	58.8	79.8
26, 27, 3370 ELECTRICAL, COMMUNICATIONS & UTIL.	96.4	67.2	81.0	94.7	65.1	79.1	96.2	65.2	79.9	94.2	27.5	59.0	100.1	67.2	83.9	94.2	61.4	76.9
MF2010 WEIGHTED AVERAGE	97.7	60.6	81.3	93.7	49.9	74.4	94.0	66.9	82.1	96.8	38.8	71.3	98.5	59.8	81.4	94.3	57.9	78.3



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Cost Model Adjustment Cont.

We enter that information into the Cost Model Adjustment screen and are sure to attach the correct Facility and we now have our estimates for OUR location. The Subledger adjustments are based upon the concept that the existing costs on the cost model are 100% - so to decrease them you are below and to increase you are above. Values must be > 0 and < 1,000.

Action	1004	Last Edited by THD_MM On 01/07/2016 02:12 PM	Active	Yes
Equal	OKLAHOMA CITY, OKLAHOMA			
View				
Extra Description				
Notes Log				
User Defined Fields				
Related Documents				
Labor	59.80%	Design	Modernization	
Material	98.50%	Construction	Contingency	
Equipment				
Contract		Labor Tax		

Facility	Description	Region
OKLAHOMA CITY	OKLAHOMA CITY	OKLAHOMA

Action	1032	Last Edited by THD_MM On 01/08/2016 08:53 AM	Status	ACTIVE
Copy	AIR HANDLING UNIT - INDOOR (1.5-1.25 HP) - AHU#2			
Email				
Print				
View				
Extra Description				
Reference Data	Region	OKLAHOMA	Install Year	1986
Classification Standard	Facility	OKLAHOMA CITY	Physical Life (Years)	25
Assessment Activity	Property	OK-1010	Physical Life Adjustment	8
Attributes	Location	OKLAHOMA CITY DISTRIBUTION CENTER	Remaining Life (Years)	3
Relocation	Planning Year		Renewal Year	2019
Account Setup	Planning Group	RELIABILITY	Cost Model	AH11
Warranty	Priority	3	Base Year	2015
Parts List		ENSURING ASSETS ARE CAPABLE OF EXECUTING THEIR	Complexity Factor	100.00%
Replacement Tag History		FAIR CONDITION	Renewal Cost	\$3,618.66
Physical Life Adjustment History			Adjusted Renewal Cost	\$3,424.93
Sent Email			Asset Type	SERIALIZED
Notes Log			Asset Group	AIR HANDLER
User Defined Fields			Quantity	1.000
Status History				
Related Documents				



AIM™ ASSESSMENT AND NEEDS ANALYSIS

PLANNING AND NEEDS ANALYSIS: CONDITION ASSESSMENT ASSET PROFILE

Cost Model Adjustment Cont.

There are five (5) more adjustments that you can enter onto the CMA screen. They include Design Fees, Construction Fees, Labor Taxes, Modernization, and Contingency.

Many times the models do not include the installation fees associated with replacing a new AirHandler. You can either enter those onto the Cost Model in the Contract subledger OR you can come here and just say increase all of my cost models by 16% for Design and 20% for Construction. Remember, this is not meant to be a perfect estimate. We are often looking 10 years into the future for long range budgeting so there may be no way for you to get a good idea of the installation costs other than a percentage of the material and labor.

Modernization is for the space where the Asset is located. Do we need to enhance or replace structural or utility features for the new AirHandler? Remember, you won't typically be replacing what was there before with a duplicate. It will be 25 years later – technology changes.

AIM Cost Model Adjustment THD_MM About Logout

[Edit](#) [New](#) [Search](#) [Browse](#)

Action	1004 <small>Last Edited by THD_MM On 01/07/2016 02:18 PM</small>				Active	Yes
Email	OKLAHOMA CITY, OKLAHOMA					
View						
Extra Description						
Notes Log						
User Defined Fields						
Related Documents						
Labor	59.80%	Design	16.00%	Modernization		
Material	98.50%	Construction	20.00%	Contingency		
Equipment						
Contract	Labor Tax					

Facilities

Facility	Description	Region
OKLAHOMA CITY	OKLAHOMA CITY	OKLAHOMA

AIM Condition Assessment Asset Profile THD_MM About Logo

[Edit](#) [New](#) [Search](#) [Browse](#)

Action	1032 <small>Last Edited by THD_MM On 01/07/2016 02:24 PM</small>				
Copy	AIR HANDLING UNIT - INDOOR (S 1.25 HP) - AHU#2				
Email					
Print					
View					
Extra Description					
Reference Data					
Classification Standard					
Assessment Activity					
Attributes					
Relocation					
Account Setup					
Warranty					
Parts List					
Replacement Tag History					
Physical Life Adjustment History					
Sent Email					
Notes Log					
User Defined Fields					
Status History					
Related Documents					
Region	OKLAHOMA	Install Year	1986	Status	ACTIVE
Facility	OKLAHOMA CITY	Physical Life (Years)	25	Asset Type	SERIALIZED
Property	OKLAHOMA CITY	Physical Life Adjustment	8	Asset Group	AIRHANDLER
Location	OKLAHOMA CITY DISTRIBUTION CENTER	Remaining Life (Years)	3	UOM	HP
Planning Year		Renewal Year	2019	Quantity	1.0000
Planning Group	RELIABILITY	Cost Model	AH11		
Priority	3	Base Year	2015		
	ENSURING ASSETS ARE CAPABLE OF	Complexity Factor	100.00%		
	FAIR CONDITION	Renewal Cost	\$3,618.66		
		Adjusted Renewal Cost	\$4,767.51		



AiM™ ASSESSMENT AND NEEDS ANALYSIS

PLANNING AND NEEDS ANALYSIS: CONDITION ASSESSMENT ASSET PROFILE

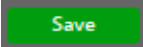
Priority

Based upon the renewal timeframe, criticality, or condition of the asset


Planning Group

Based upon the type of budget request this will eventually become. WHY would I do this replacement? Typically equipment type assets use the planning group “RELIABILITY” and architectural based assets (walls etc.) use the planning group “ASSET PRESERVATION”.

The screenshot shows the AiM interface for editing an asset profile. The asset ID is 1032, and it is an AIR HANDLING UNIT - INDOOR (5-1.25 HP) - AHU#2. The Planning Group is set to RELIABILITY, with a description ENSURING ASSETS ARE CAPABLE OF. The Priority is 3 and the condition is FAIR CONDITION. The screen includes a sidebar with various actions like Copy, Email, Print, and View, and a main area with fields for Region, Facility, Property, Location, and Planning Year.

5. Select the Save Icon  to save the CAAP screen when you are in edit mode.

The screenshot shows the AiM interface for editing an asset profile. The Save button is circled in red, and a red arrow points to it. The asset ID is 1032, and it is an AIR HANDLING UNIT - INDOOR (5-1.25 HP) - AHU#2. The screen includes a sidebar with various actions like View, Extra Description, Reference Data, Classification Standard, Assessment Activity, Attributes, Relocation, Account Setup, and Warranty.

6. Select the AiM Icon  to return to the Main WorkDesk Screen

The screenshot shows the AiM interface for editing an asset profile. The AiM logo is circled in red, and a red arrow points to it. The asset ID is 1032, and it is an AIR HANDLING UNIT - INDOOR (5-1.25 HP) - AHU#2. The screen includes a sidebar with various actions like Action, Copy, Email, Print, and View.



AiM™ ASSESSMENT AND NEEDS ANALYSIS

PLANNING AND NEEDS ANALYSIS: CONDITION ASSESSMENT ASSET PROFILE

The Main WorkDesk Screen is displayed

The screenshot displays the AiM WorkDesk interface. At the top, the header includes the AiM logo, the text 'WorkDesk', and user information 'THD_MM About Logout'. Below the header are 'Add' and 'Restore' buttons and an 'IQ' indicator. The main content area is divided into several sections:

- Menu:** A vertical sidebar on the left with options: Work Management, AiMport, Asset Management, Capital Projects, Planning and Needs Analysis, Property, and System Administration.
- Administrator Messages:** A section at the top of the main area.
- Quick Search:** A search bar with four results:
 - Master Asset Profile
 - Assessment Deficiency
 - Condition Assessment Asset Profile
 - Property Needs Analysis
 - Strategic Plan
- Personal Query Count:** Shows '2 Work Management ~ Phase ~ ASSETS REQUIRING ATTENTION'.
- Personal Query Listing:** Lists 'Planning and Needs Analysis ~ Condition Assessment Asset Profile ~ PROPERTY ASSETS' and 'Planning and Needs Analysis ~ Condition Assessment Asset Profile ~ SYSTEM ASSETS'.
- The Home Depot:** A window on the right side containing the NM State University logo.
- Quick Links:** A section below the Home Depot window.
- Report Listing:** A list of reports on the far right:
 - 972-AVAIL & LOST TIME DSH
 - 973-RESP & TURNAROUND DSH
 - 974-WO COMPLETION DSH
 - 975-AVG DAYS IN STATUS
 - 976-WRK CODE ACTIVITY DSH
 - 977-WORK ORDER AGING
 - 978-ASSET PERFORMANCE
 - 979-ACCOUNT SUMMARY
 - 980-COST PER SQUARE FOOT
 - By System By Timeframe
 - CP FINANCIAL TYPE

PLANNING AND NEEDS ANALYSIS MODULE: ASSESSMENT DEFICIENCY

Non-Recurring Projects or Partial Renewals are one of two key components used when tracking assessment data within AiM (along with Recurring Asset Renewals). The Assessment Deficiency Screen is focused on capturing initial scope and cost estimates for these projects. It is meant to be a very high-level capture used to anticipate needed funds for future or current needs. Users can calculate an estimated renewal year, track a priority, add a planning group, and add detailed line items to help develop their cost estimates.

Responsibility: Projects Group

The initial entry of the Assessment Deficiency is ultimately the responsibility of the projects group.

Financial Transactions: Updates Status Codes in the following tables

There are no Financial Transactions created from the Assessment Deficiency.

AiM Assessment Deficiency Navigation:


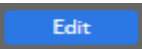
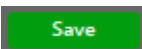

Menu Navigation:

Main Menu > Planning and Needs Analysis Module > Assessment Deficiency > Search > Edit

WorkDesk Navigation:

Quick Search Content Channel > Assessment Deficiency > Edit (Illustrated below)

The Quick Steps Required to Edit the Assessment Deficiency

1. Enter the Deficiency ID Number in the Search Field for Assessment Deficiency of the Quick Search Content Channel
2. Select the Zoom Icon  on the Assessment Deficiency of the Quick Search Content Channel. The Assessment Deficiency screen is displayed for the Deficiency ID Number that you entered into the Search Criteria field.
3. Select the Edit Icon  to Edit the Assessment Deficiency.
4. Edit any assessment information on the Assessment Deficiency.
5. Select the Save Icon  to save the Assessment Deficiency.
6. Select the AiM Icon  in the top left-hand corner to return to the Main WorkDesk Screen.

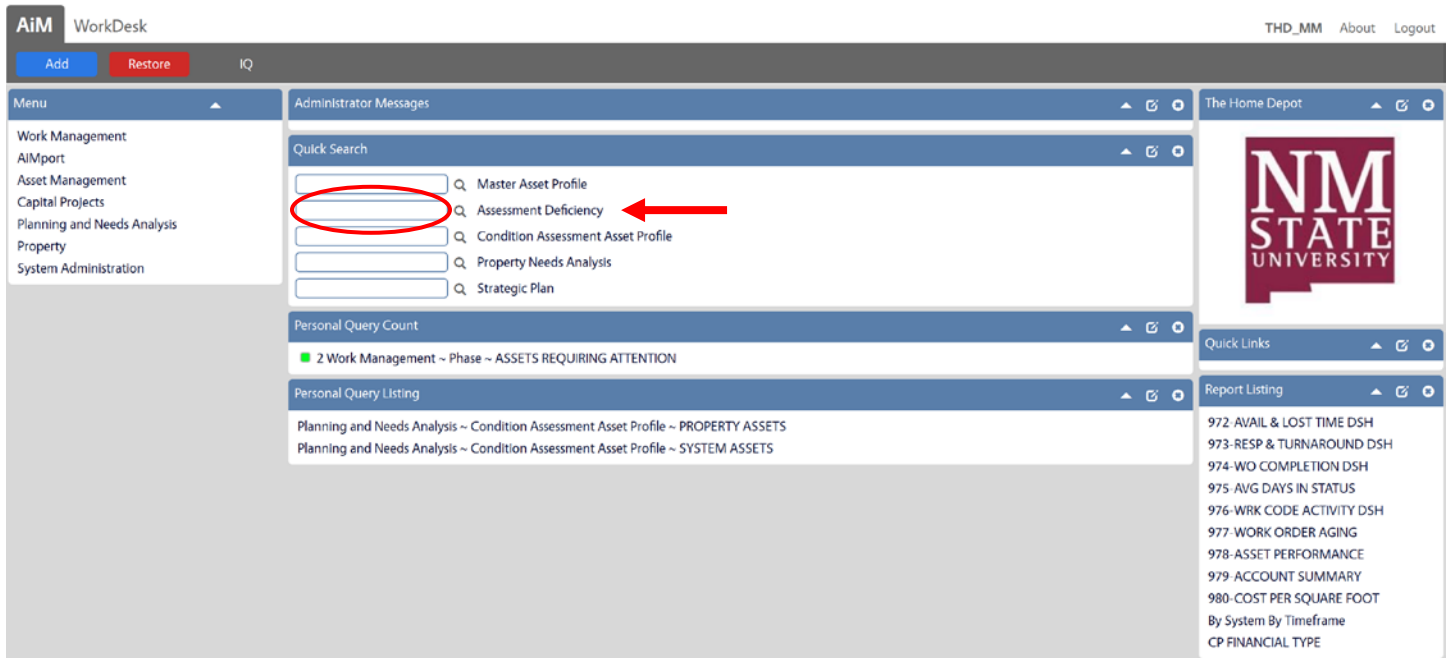



AiM™ ASSESSMENT AND NEEDS ANALYSIS

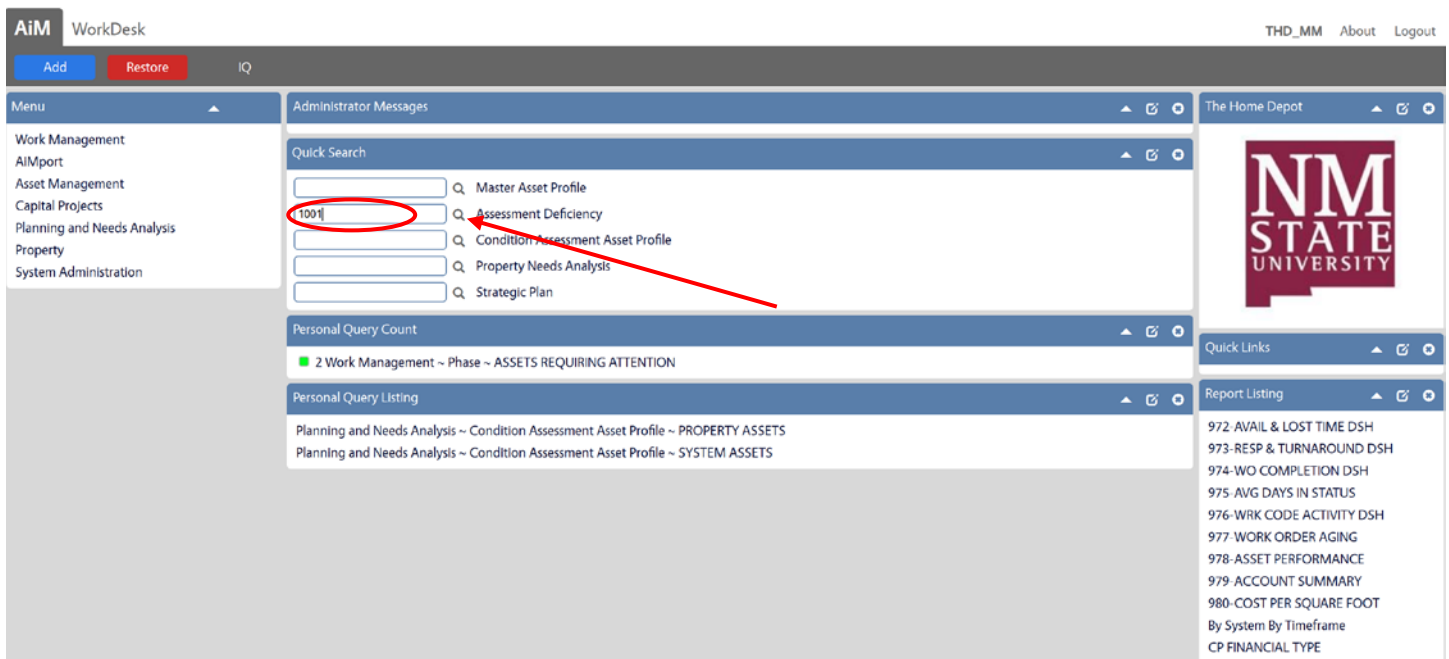
PLANNING AND NEEDS ANALYSIS: ASSESSMENT DEFICIENCY

AiM PLANNING AND NEEDS ANALYSIS MODULE ASSESSMENT DEFICIENCY SCREEN SHOTS

1. Enter the Deficiency ID Number into the Search Field for the Assessment Deficiency in the Quick Search Content Channel



2. Select the Zoom Icon  on the Assessment Deficiency Line of the Quick Search Content Channel. The Assessment Deficiency screen is displayed for the Deficiency ID Number that you entered into the Search Criteria field.





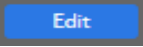
AIM™ ASSESSMENT AND NEEDS ANALYSIS

PLANNING AND NEEDS ANALYSIS: ASSESSMENT DEFICIENCY

The Assessment Deficiency Screen is displayed.

The screenshot shows the AIM Assessment Deficiency screen. The top navigation bar includes 'AIM', 'Assessment Deficiency', and user options 'THD_MM', 'About', and 'Logout'. Below the navigation bar are buttons for 'Edit', 'New', 'Search', and 'Browse'. The main content area displays details for deficiency '1001' titled 'RESTROOM ACCESSIBILITY UPGRADES'. It includes a sidebar with various actions like 'Copy', 'Email', 'Print', and 'View'. The main details are organized into sections: 'Region' (OKLAHOMA), 'Facility' (OKLAHOMA CITY), 'Property' (OKLAHOMA CITY DISTRIBUTION CENTER), 'Renewal Year' (2015), 'Planning Year', 'Planning Group' (SAFETY / CODE), 'Priority' (CRITICAL), 'Subledger' (No), 'Design Fees' (No), 'Construction Costs' (No), 'Labor Tax' (No), 'Modernization' (No), and 'Contingency' (No). The 'Adjusted Planned Budget' is \$147,452.02. Below this is a 'Deficiency Details' table with columns for Line, Cost Model, Description, Base Year, Quantity, UOM, Planned Budget, and Adjusted Planned Budget.

Line	Cost Model	Description	Base Year	Quantity	UOM	Planned Budget	Adjusted Planned Budget
1		DOOR OPERATOR, SIGNAGE, AND CONTROLS	2014	10.0000	EA	\$6,990.18	\$71,998.85
2	1001	STALL GRAB BAR	2014	2.0000	EA	\$532.50	\$1,096.95
3		MIRROR	2014	10.0000	EA	\$939.00	\$9,671.70
4	1002	ADA COMPLIANT SIGNAGE	2014	10.0000	EA	\$202.39	\$2,084.62
5	1003	ADA COMPLIANT LAVATORY	2014	10.0000	EA	\$2,483.51	\$25,580.15
6	1004	ADA COMPLIANT TOILET	2014	10.0000	EA	\$3,594.15	\$37,019.75

3. Select the Edit Icon  to Edit the Deficiency.

This screenshot is identical to the one above, but with a red circle around the 'Edit' button in the top navigation bar and a red arrow pointing to it from the left. This highlights the step of selecting the 'Edit' icon to edit the deficiency.



AIM™ ASSESSMENT AND NEEDS ANALYSIS

PLANNING AND NEEDS ANALYSIS: ASSESSMENT DEFICIENCY

The Assessment Deficiency Screen is displayed in Edit mode

Line	Cost Model	Description	Base Year	Quantity	UOM	Planned Budget	Adjusted Planned Budget
1		DOOR OPERATOR, SIGNAGE, AND CONTROLS	2014	10.0000	EA	56,990.18	\$71,998.85
2	1001	STALL GRAB BAR	2014	2.0000	EA	5532.50	\$1,096.95
3		MIRROR	2014	10.0000	EA	5939.00	\$9,671.70
4	1002	ADA COMPLIANT SIGNAGE	2014	10.0000	EA	\$202.39	\$2,084.62

4. Many items may be edited from this point. Let's describe these and show how they may be edited

Region/Facility/Property

Where is the issue? Assessment calculations are done on a building by building level so if you have issues in multiple buildings you are required to create a new deficiency for each building.



AIM™ ASSESSMENT AND NEEDS ANALYSIS

PLANNING AND NEEDS ANALYSIS: ASSESSMENT DEFICIENCY

Renewal Year

When do you believe this Deficiency needs to be addressed? In what year specifically is it due?

The screenshot shows the 'Assessment Deficiency' form in the AIM system. The form is for item 1001, 'RESTROOM ACCESSIBILITY UPGRADES'. The 'Renewal Year' field is set to 2015 and is highlighted with a red box. Other fields include Region (OKLAHOMA), Facility (OKLAHOMA CITY), Property (OK-1010), and Priority (CRITICAL). The form also includes a sidebar with navigation options and a right-hand panel with various status and budget fields.

Priority

Based upon the renewal timeframe or criticality of the deficiency.

Planning Group

Based upon the type of budget request this will eventually become. WHY would I do this replacement? Typically Assessment Deficiencies are one of 4 major kinds. 1) Reliability (for equipment or partial replacements) 2) Asset Preservation (for architectural based assets - walls/roofs etc.) 3) Safety/Code – (for safety and code violations or adherence to new laws). 4) Program Improvement (for requests from departments or programs/initiatives within the organization).

The screenshot shows the 'Assessment Deficiency' form in the AIM system, similar to the previous one. The 'Planning Group' field is set to 'SAFETY / CODE' and is highlighted with a red box. Other fields include Region (OKLAHOMA), Facility (OKLAHOMA CITY), Property (OK-1010), and Priority (CRITICAL). The form also includes a sidebar with navigation options and a right-hand panel with various status and budget fields.



AIM™ ASSESSMENT AND NEEDS ANALYSIS

PLANNING AND NEEDS ANALYSIS: ASSESSMENT DEFICIENCY

Classification

Each Assessment Deficiency will require a classification to be assigned to it. This is for rollup system level reporting and is based upon the Uniformat II standard.

Classification Standard MXC2972 About Help Logout

Done Cancel AiM

1018 Last Edited by MXC2972 On 01/18/2016 01:09 PM

Exterior Concrete Repairs

Classification Standard Remove Load

Standard Level 1 Level 2 Level 3 Level 4 Level 5 Level 6

Use the load button and choose the Level 1 classification from the presented list.

Our example in this document is for exterior paving which would be classified as part of “G” Services

Classification Standard MXC2972 About Help Logout

Done Cancel AiM

1018 Last Edited by MXC2972 On 01/18/2016 01:17 PM

Exterior Concrete Repairs

Classification Standard Remove Load

UNIFORMAT II Level 1 Level 2 Level 3 Level 4 Level 5 Level 6

G

Next choose the zoom for Level 2 and select the proper option from the list. You can see these options have already been filtered by the Level 1 – G selection.

Level 3 AiM

Done Search Cancel

Level 3	Description
G2010	ROADWAYS
G2020	PARKING LOTS
G2030	PEDESTRIAN PAVING
G2040	SITE DEVELOPMENT
G2050	LANDSCAPING



AIM™ ASSESSMENT AND NEEDS ANALYSIS

PLANNING AND NEEDS ANALYSIS: ASSESSMENT DEFICIENCY

Repeat for Level 3 and 4, then click Done.

Deficiency Details

Users can add as many deficiency details as are required to adequately describe and estimate the deficiency. Sometimes we may have line item estimates like below where we want to do multiple things in a single building.

Other times we may have received an estimate from a vendor. It may include line items for Design, Construction, Reimbursables etc. These could each be a line item on the deficiency (if you wanted them to be).

Line	Cost Model	Description	Base Year	Quantity	UOM	Planned Budget	Adjusted Planned Budget
1		DOOR OPERATOR, SIGNAGE, AND CONTROLS	2014	10.0000	EA	\$6,990.18	\$71,998.85
2	1001	STALL GRAB BAR	2014	2.0000	EA	\$532.50	\$1,096.95
3		MIRROR	2014	10.0000	EA	\$939.00	\$9,671.70
4	1002	ADA COMPLIANT SIGNAGE	2014	10.0000	EA	\$202.39	\$2,084.62

The Detail consists of a Cost Model, Description, Base Year, Quantity, UOM and Planned Budget.

Cost Model

The system stored lifecycle models giving us the assets Description, Unit of Measure, Renewal Cost / Unit, and Base Year. This is your template. It is much easier to edit the Cost Model 1001 for Stall Grab Bars and increase the cost for material than it is to click into 75 different Deficiencies and edit each one. It also becomes a sort of cost book that you can quickly reference when building your estimates. This is high-level rough order of magnitude and is not trying to mimic the functionality of an estimating tool.



AIM™ ASSESSMENT AND NEEDS ANALYSIS

PLANNING AND NEEDS ANALYSIS: ASSESSMENT DEFICIENCY

ANA UOM and Quantity

The Unit of Measure and Quantity used for Assessment Estimating. $\text{Quantity} * \text{Planned Budget} = \text{Adjusted Planned Budget}$.

Base Year

The Base Year is used for inflation calculations. For each year beyond the base year we will apply inflation to your Planned Budget and add it to your Adjusted Planned Budget.

Inflation is entered in the setup screen and must be entered for each year from the oldest cost model or base year entered. If you have a 2012 and everything else is 2015 – you still have to enter a 2013 and 2014 inflation record in the setup.



AIM™ ASSESSMENT AND NEEDS ANALYSIS

PLANNING AND NEEDS ANALYSIS: ASSESSMENT DEFICIENCY

Cost Model Adjustments

If you are planning on purchasing or importing cost models, then you may need to localize them to apply the most accurate cost estimates to your ANA portfolio. The Cost Model Adjustment Screen enables users to localize and use any vendor life cycle models by applying adjustment factors, increase or decrease, to subledger (labor, material, contract, and equipment) estimates.

Additionally, users may add design and general contractor fee percentages if applicable. These costs are a percent based changed based upon where the assets or deficiencies are physically located and the type of cost model applied.

Read more about this in the 8.3 reference guide if you have questions, but remember that this is based upon the physical location of the Asset Renewal or Assessment Deficiency record and is applied at the Facility level of the (Region/Facility/Property) hierarchy.

The Home Depot has distribution centers throughout the United States. Regions and Facilities have been inputted into AiM for each of these locations.

A cost model template for a standard restroom stall grab bar estimates its renewal at \$373.50 for Labor and \$159.00 for Material.

Category	Value
Labor	\$373.50
Material	\$159.00
Equipment	
Contract	
Total	\$532.50

This particular distribution center and restroom sits in Oklahoma City, OK.

A quick look up into the MasterFormat city cost index shows us Material at 98.5% and Labor at 59.8% of the cost model.

DIVISION	OKLAHOMA																	
	LAWTON			MCALISTER			MIAMI			MUSKOGEE			OKLAHOMA CITY			PONCA CITY		
	MAT.	INST.	TOTAL	MAT.	INST.	TOTAL	MAT.	INST.	TOTAL	MAT.	INST.	TOTAL	MAT.	INST.	TOTAL	MAT.	INST.	TOTAL
015433 CONTRACTOR EQUIPMENT	82.3		82.3	81.4		81.4	89.4		89.4	89.4		89.4	82.5		82.5	81.4		81.4
0241, 31 - 34 SITE & INFRASTRUCTURE, DEMOLITION	95.6	91.1	92.7	86.3	89.7	88.7	87.6	86.9	87.1	87.8	85.6	86.3	95.2	91.6	92.7	93.1	89.6	90.7
0310 Concrete Forming & Accessories	97.9	44.5	51.7	82.3	40.2	45.9	94.7	68.1	71.6	99.0	29.6	39.0	98.1	38.7	46.7	90.4	39.3	46.2
0320 Concrete Reinforcing	92.9	76.7	84.8	93.3	40.4	66.9	91.8	76.8	84.3	92.7	30.7	61.8	92.9	76.7	84.8	92.7	76.7	84.7
0330 Cast-in-Place Concrete	92.5	44.9	72.9	81.1	44.9	66.2	85.0	44.3	68.3	86.0	35.5	65.2	93.6	47.5	74.6	94.9	37.9	71.5
03 CONCRETE	94.8	51.1	73.2	83.7	42.4	63.3	88.4	62.1	75.4	90.2	33.2	62.0	95.3	49.3	72.6	95.2	46.3	71.1
04 MASONRY	100.5	55.0	72.7	114.9	55.6	78.7	98.8	56.1	72.8	117.4	44.6	73.0	100.1	56.7	73.6	91.2	55.5	69.4
05 METALS	96.5	68.7	87.7	91.4	53.0	79.3	91.3	80.8	88.0	92.8	55.7	81.2	98.3	68.6	89.0	91.3	68.3	84.1
06 WOOD, PLASTICS & COMPOSITES	104.7	45.0	70.7	87.3	40.7	60.7	101.9	76.2	87.2	106.1	29.4	62.3	104.0	36.3	65.3	97.5	38.1	63.6
07 THERMAL & MOISTURE PROTECTION	98.4	60.0	83.0	97.9	55.5	80.8	98.2	60.0	82.9	98.3	40.8	75.2	93.5	59.9	80.0	98.4	58.5	82.3
08 OPENINGS	96.0	51.8	85.3	94.3	39.6	81.0	94.3	69.4	88.3	94.3	28.5	78.3	96.0	47.1	84.1	94.3	48.2	83.1
0920 Plaster & Gypsum Board	82.6	44.0	55.6	73.9	39.5	49.8	80.9	75.9	77.4	82.6	27.7	44.2	88.7	34.9	51.1	79.7	36.8	49.7
0950, 0980 Ceilings & Acoustic Treatment	90.0	44.0	59.3	83.7	39.5	54.2	83.7	75.9	78.5	90.0	27.7	48.5	95.5	34.9	55.2	83.7	36.8	52.5
0960 Flooring	109.0	42.6	89.2	100.4	42.6	83.2	107.6	64.2	94.7	110.1	41.2	89.6	108.6	42.6	88.9	104.6	42.6	86.2
0970, 0990 Wall Finishes & Painting/Coating	100.7	53.6	72.5	100.7	39.5	64.0	100.7	80.9	88.8	100.7	28.7	57.5	100.7	53.6	72.5	100.7	53.6	72.5
09 FINISHES	95.2	43.8	66.4	89.5	39.8	61.7	92.4	69.8	79.7	94.8	31.6	59.4	96.8	39.0	64.4	92.2	39.9	62.9
COVERS DIVS. 10 - 14, 25, 28, 41, 43, 44, 46	100.0	70.8	94.0	100.0	70.5	94.0	100.0	75.0	94.9	100.0	68.8	93.6	100.0	70.4	94.0	100.0	70.2	93.9
21, 22, 23 FIRE SUPPRESSION, PLUMBING & HVAC	100.3	60.2	83.9	94.3	29.6	67.8	94.3	59.2	79.9	100.3	23.0	68.7	100.0	61.0	84.1	94.3	58.8	79.8
26, 27, 3370 ELECTRICAL, COMMUNICATIONS & UTIL.	96.4	67.2	81.0	94.7	65.1	79.1	96.2	65.2	79.9	94.2	27.5	59.0	100.1	67.9	82.9	94.2	61.4	76.9
MF2010 WEIGHTED AVERAGE	97.7	60.6	81.3	93.7	49.9	74.4	94.0	66.9	82.1	96.8	38.8	71.3	98.5	59.8	81.4	94.3	57.9	78.3



AIM™ ASSESSMENT AND NEEDS ANALYSIS

PLANNING AND NEEDS ANALYSIS: ASSESSMENT DEFICIENCY

Cost Model Adjustment Cont.

We enter that information into the Cost Model Adjustment screen and are sure to attach the correct Facility and we now have our estimates for OUR location. The Subledger adjustments are based upon the concept that the existing costs on the cost model are 100% - so to decrease them you are below and to increase you are above. Values must be > 0 and < 1,000.

Facility	Description	Region
OKLAHOMA CITY	OKLAHOMA CITY	OKLAHOMA

There are a few important differences between how Assessment Deficiencies and Asset Renewals process the Cost Model Adjustments.

- 1) Asset Renewals if bound to a Cost Model have the adjustments always applied. Assessment Deficiencies however, NEVER have the adjustments automatically applied. There are flag located on the right-hand side of the screen that allow the user to toggle on and off the adjustments.
- 2) Since there is only one Renewal cost on an Asset Renewal the total is always affected by the adjustment. On an Assessment Deficiency you can have a combination of both Cost Model line items and items without Cost Models. Remember, the Cost Model Adjustments ONLY affect the line items that have cost models tied to them.



AIM™ ASSESSMENT AND NEEDS ANALYSIS

PLANNING AND NEEDS ANALYSIS: ASSESSMENT DEFICIENCY

AIM Assessment Deficiency THD_MM About Logout

Save Cancel

1001 RESTROOM ACCESSIBILITY UPGRADES Last Edited by THD_MM On 01/08/2016 07:58 AM Status: OPEN

Adjusted Planned Budget: \$147,452.02

Region: OKLAHOMA Renewal Year: 2015 Subledger: No
Facility: OKLAHOMA CITY Planning Year: Planning Group: SAFETY / CODE Design Fees: No
Property: OK-1010 Priority: CRITICAL Construction Costs: No
Labor Tax: No
Modernization: No
Contingency: No

Deficiency Details

Line	Cost Model	Description	Base Year	Quantity	UOM	Planned Budget	Adjusted Planned Budget
1		DOOR OPERATOR, SIGNAGE, AND CONTROLS	2014	10.0000	EA	\$6,990.18	\$71,998.85
2	1001	STALL GRAB BAR	2014	2.0000	EA	\$532.50	\$1,096.95
3		MIRROR	2014	10.0000	EA	\$939.00	\$9,671.70
4	1002	ADA COMPLIANT SIGNAGE	2014	10.0000	EA	\$202.39	\$2,084.62

Cost Model Adjustment Cont.

AIM Assessment Deficiency THD_MM About Logout

Save Cancel

1001 RESTROOM ACCESSIBILITY UPGRADES Last Edited by THD_MM On 01/08/2016 08:12 AM Status: OPEN

Adjusted Planned Budget: \$144,533.80

Region: OKLAHOMA Renewal Year: 2015 Subledger: Yes
Facility: OKLAHOMA CITY Planning Year: Planning Group: SAFETY / CODE Design Fees: No
Property: OK-1010 Priority: CRITICAL Construction Costs: No
Labor Tax: No
Modernization: No
Contingency: No

Deficiency Details

Line	Cost Model	Description	Base Year	Quantity	UOM	Planned Budget	Adjusted Planned Budget
1		DOOR OPERATOR, SIGNAGE, AND CONTROLS	2014	10.0000	EA	\$6,990.18	\$71,998.85
2	1001	STALL GRAB BAR	2014	2.0000	EA	\$532.50	\$782.73
3		MIRROR	2014	10.0000	EA	\$939.00	\$9,671.70
4	1002	ADA COMPLIANT SIGNAGE	2014	10.0000	EA	\$202.39	\$2,002.79

There are five (5) more adjustments that you can enter onto the CMA screen. They include Design Fees, Construction Fees, Labor Taxes, Modernization, and Contingency.

Many times the models do not include the installation fees associated with replacing a new Air Handler. You can either enter those onto the Cost Model in the Contract subledger OR you can come here and just say increase all of my cost models by 16% for Design and 20% for Construction. Remember, this is not meant to be a perfect estimate. We are often looking 10 years into the future for long




AIM™ ASSESSMENT AND NEEDS ANALYSIS

PLANNING AND NEEDS ANALYSIS: ASSESSMENT DEFICIENCY

range budgeting so there may be no way for you to get a good idea of the installation costs other than a percentage of the material and labor.

Modernization is for the space where the Deficiency is located. Do we need to enhance or replace structural or utility features?

5. Select the Save Icon  to save the CAAP screen when you are in edit mode.

AIM Assessment Deficiency THD_MM About Logout

Save Cancel

View 1001 Last Edited by THD_MM On 01/08/2016 08:12 AM Status OPEN


RESTROOM ACCESSIBILITY UPGRADES

Adjusted Planned Budget 5144,533.80

Region OKLAHOMA Renewal Year 2015 Subledger Yes

OKLAHOMA Planning Year Planning Group SAFETY / CODE Design Fees No

Facility OKLAHOMA CITY Construction Costs No

6. Select the AiM Icon  to return to the Main WorkDesk Screen

AIM Assessment Deficiency THD_MM About Logout

Edit New Search Browse

Action 1001 Last Edited by THD_MM On 01/08/2016 07:58 AM Status OPEN

RESTROOM ACCESSIBILITY UPGRADES

Adjusted Planned Budget 5147,452.02

Region OKLAHOMA Renewal Year 2015 Subledger No

OKLAHOMA Planning Year Design Fees No

The Main WorkDesk Screen is displayed



AIM™ ASSESSMENT AND NEEDS ANALYSIS

PLANNING AND NEEDS ANALYSIS: ASSESSMENT DEFICIENCY

AiM WorkDesk THD_MM About Logout

Add **Restore** IQ

Menu

- Work Management
- AIMport
- Asset Management
- Capital Projects
- Planning and Needs Analysis
- Property
- System Administration

Administrator Messages

Quick Search

- Master Asset Profile
- Assessment Deficiency
- Condition Assessment Asset Profile
- Property Needs Analysis
- Strategic Plan

Personal Query Count

2 Work Management ~ Phase ~ ASSETS REQUIRING ATTENTION

Personal Query Listing

Planning and Needs Analysis ~ Condition Assessment Asset Profile ~ PROPERTY ASSETS

Planning and Needs Analysis ~ Condition Assessment Asset Profile ~ SYSTEM ASSETS

The Home Depot

Quick Links

Report Listing

- 972-AVAIL & LOST TIME DSH
- 973-RESP & TURNAROUND DSH
- 974-WO COMPLETION DSH
- 975-AVG DAYS IN STATUS
- 976-WRK CODE ACTIVITY DSH
- 977-WORK ORDER AGING
- 978-ASSET PERFORMANCE
- 979-ACCOUNT SUMMARY
- 980-COST PER SQUARE FOOT

By System By Timeframe
CP FINANCIAL TYPE

AiM™ Space Management

Your Challenges

- There's no way for non-CAD users to leverage your CAD data
- No identification of grant locations—leads many institutions to use default calculations for indirect cost recovery
- Lack of visibility into space occupancy impedes decision-making for new space, leasing and other forecasted reporting
- Absence of graphic space data delays maintenance and projects—when changes need to be made, reviewing the drawings is often a tedious task

What's in it for you?

- With AiM, CAD specialists are no longer burdened with the near constant need to export plans for non-CAD users—AiM's AutoDesk integration offers easy access to drawings for all AiM users without the need for specialized CAD training
- For principal investigators and grant managers, one system manages both space/property and occupancy/utilization data for indirect cost recovery
- AiM centrally manages all space data—streamlines decision making relative to space utilization and forecasting

How You Benefit

- As much as \$.01 per square foot in annual savings through better space management
- Accurate utilization analysis maximizes facilities utilization
- Grant tracking and justification ensures lucrative grant funding is retained
- Indirect cost recovery and F&A reporting accurately capture overhead costs
- Space planning and analysis streamline planning and forecasting future space utilization
- Better space data helps determine custodial staffing needs, whether FTEs or contracted labor
- Associating hazardous materials with spaces helps identify potential threats before incidents occur

As part of a broader Integrated Workplace Management System (IWMS), AiM Space Management is seamlessly integrated with an extensive range of facilities management tools under a single, unified software platform.

AssetWorks offers completeness of vision in a truly federated solution that helps facilities and real estate professionals like you address the challenges they face every day:

- Real Estate and Property Management
- Space Management
- Operations and Maintenance
- Capital Planning and Project Management
- Energy Management

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