

GUIDE

College & University Buyer's Guide to Complete Asset Lifecycle Management

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Managing facilities and assets on college and university campuses presents unique challenges. From ensuring that classrooms and research labs are conducive to learning, to maintaining large-scale infrastructure like HVAC systems, dormitories, and sports facilities, every asset plays a critical role.

A comprehensive asset lifecycle management strategy goes beyond simple maintenance by helping institutions optimize budgets, ensure regulatory compliance, drive sustainability projects, and create a framework for effective, long-term capital planning.

These factors impact the condition of campus facilities, which directly impacts student enrollment and retention. Prospective students evaluate building quality when choosing a university, and while outdated or inadequate facilities can deter enrollment, more modern and well maintained and spaces attract more students.

By proactively managing physical assets, institutions can provide the high-quality facilities today's students expect, supporting both recruitment and engagement. An effective lifecycle approach enables efficient resource allocation, regulatory compliance, energy savings, and an appealing campus – all of which contribute to stronger enrollment.

In this Higher Education Buyer's Guide, we'll explore on why asset lifecycle management (ALM) solutions are the key to optimizing enrollment, streamlining maintenance tasks, improving budgets, simplifying event management, and enhancing decarbonization efforts by giving facilities teams the access they need to more reliable, data-driven insights.

Going beyond a standard CMMS

A standard computerized maintenance management system (CMMS) is a vital tool for tracking work orders and managing maintenance, but modern schools need solutions that go further. Complete asset lifecycle management solutions provide a view of the bigger picture.

While a CMMS provides access to asset and facilities data that can be leveraged to inform decision-making, there are a few areas with more advanced solutions are needed:

1. Budgeting and cost management

Budgeting for higher ed campuses requires a multifaceted approach that balances immediate operational needs with long-term financial sustainability. The Total Cost of Ownership (TCO) framework1 is a powerful way to approach this challenge. The TCO encompasses all known and projected costs tied to an asset, including acquisition, maintenance, upgrades, and end-of-life costs.

By leveraging asset lifecycle management tools, college leaders can centralize asset data, streamline departmental collaboration, and create detailed financial records that improve budgeting processes and strategic planning.

2. Regulatory compliance and facility condition assessments (FCAs)

Staying ahead of local, state, and federal regulations can be challenging without a robust system for tracking asset performance and maintaining compliance. Siemens automates real-time updates to facility condition assessments (FCAs) to give finance and operations leaders insights into asset performance, compliance risks, and maintenance histories needed for audits.

By utilizing a centralized system, higher ed institutions can maintain compliance, reduce the risk of penalties, and ensure your facilities continue to meet the highest safety and operational standards.

3. Sustainability and energy efficiency

As higher ed institutions aim to meet carbon reduction goals and reduce their energy costs, our solutions can provide the necessary tools to track energy consumption, identify inefficiencies, and optimize energy management across entire campuses.

Real-time data analytics allow universities to pinpoint areas of improvement and implement targeted energy-saving measures. These insights enhance higher education institutions' ability to justify investments in sustainability upgrades and monitor long-term ROI, all while promoting a more environmentally responsible culture on campus.

4. Integration with other systems

A modern asset lifecycle management solution should work in harmony with the other tools institutions rely on to streamline operations and improve efficiency. Siemens integrates seamlessly with other critical systems like:

- → **Fleet management systems** to optimize vehicle maintenance and usage
- → **Budgeting platforms** to align capital planning with asset needs
- → **Building automation systems** to enhance energy efficiency and operational control
- → **IoT sensors** to enable predictive insights and proactive maintenance

With these powerful integrations – and more – Siemens can help leaders create a more connected ecosystem that enhances decision-making, greatly reduces unplanned downtime, and maximizes the total useful life of facilities and physical assets.

The Best of Siemens for Colleges and Universities

Siemens offers a comprehensive suite of solutions designed to address the full asset lifecycle for colleges and universities. From daily maintenance management to long-term capital planning, our products empower your team to work smarter, not harder.

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WAKE FOREST UNIVERSITY

Client Story

Wake Forest University

In the past, Wake Forest's facilities team was relying on an expensive software solution to track and manage maintenance tasks. When they realized they needed better reporting and a more efficient way to track their physical assets, they switched to a Siemens legacy product, before ultimately upgrading to Asset Essentials. The results speak for themselves.

Read the full story →

> One of the biggest things in higher education is keeping the students and their parents happy... **We've got to be able to justify why we're doing the things we're doing.** Asset Essentials allows us to do that.
>
> **Brett Hewitt** Assistant Director of Facility Systems

Asset Essentials

Asset Essentials is a world-class, cloud-based CMMS solution that helps higher ed facilities leaders simplify daily maintenance tasks and enhance operational efficiency. By centralizing work orders, asset data, and maintenance activity into a single, intuitive platform, Asset Essentials ensures teams have access to critical information they need anywhere, any time – improving efficiency and supporting regulatory compliance across an entire organization.

With real-time insights into asset performance, teams can make data-driven decisions to optimize maintenance processes and improve resource allocation. The platform supports preventive maintenance by shifting the focus from reactive repairs to proactive scheduling, which helps reduce unplanned downtime, minimize disruptions, and extend asset life.

Asset Essentials also offers mobile capabilities, allowing teams to access critical maintenance information at any time. The mobility ensures that operational teams can stay connected and informed, further enhancing efficiency. And the platform's automated work order management system prioritizes tasks in real time, eliminating paper-based processes and ultimately reducing maintenance backlogs.

With powerful reporting tools, higher ed institutions can gain actionable insights into the performance, utilization, and long-term health of their facilities and physical assets. These insights support finance and operations leaders in making smarter budgeting decisions, optimizing investments, and maintaining agility across the entire organization with automatic task notifications and work order updates.

By identifying asset issues sooner, improving repair versus replacement decisions, and reducing operational waste, the Asset Essentials CMMS is a powerful resource in creating safer, more resilient, and cost-effective campuses, and it is an unrivaled solution for any organization looking to optimize asset lifecycles and drive more long-term operational efficiency.

Proven benefits:

35%
Reduction of machine failures

12-18%
Saved on maintenance costs

Up to **60 min**
Work order processing time saved

Client Story

Fayetteville State University

With a young staff managing communications among all the technicians, staying on top of work orders across its 156-acre campus was an ongoing challenge for the facilities team at Fayetteville State. Asset Essentials turned out to be the ideal solution to keep their facilities maintenance team on task, even allowing them to handle maintenance tasks for two different sites from a single dashboard.

Read the full story →

> Our campus overall has maintained a good foundation and reputation because of using Asset Essentials... **it couldn't have made my job any easier.**

Cassandra Herrera-Ayala Administrative Support Specialist

Origin

Origin is an advanced capital planning and maintenance optimization tool designed to help colleges and universities strategically prioritize projects, secure funding, and manage long-term asset health.

By centralizing project management, higher ed leaders can improve collaboration across departments, track costs to assess the full impact of deferred maintenance and ensure a more comprehensive approach to capital planning. But the benefits don't stop there.

With Origin, universities can move beyond standard CMMS capabilities to build a proactive, data-driven approach to maintenance optimization and capital planning. By leveraging powerful insights, predictive analytics, and seamless integrations, you can optimize resources, justify funding, and ensure facilities are well-equipped for the future.

Know your assets inside and out

Origin offers the industry's largest operations database to benchmark your maintenance data against and predict long-term asset health—so you always know the status of your entire portfolio.

Prevent failures before they occur

Stay ahead of asset deterioration with built-in risk ranking tools that highlight aging assets and guide smarter repair-versus-replace decision.

Turn your CMMS data into action

Seamlessly integrate work order and preventive maintenance data from any CMMS to keep asset life expectancy accurate and up to date.

Make every dollar count

Ensure approval for necessary funding with compelling visuals and metrics that project budget needs up to 30 years ahead, while addressing deferred maintenance risks.

Plan with confidence

Streamline capital projects using Origin's powerful built-in tools that calculate total costs and provide a collaborative, full-picture approach to long-term planning.

Gain data-driven insights

Use detailed reports, KPIs, and benchmarking to assess performance, mitigate risk, and optimize labor and asset management strategies.

Client Story

Georgia Tech

With such a large operation to manage and a range in technology comfort level amongst the technicians, the Georgia Tech Athletics department needed a system they could not only tweak to fit their team's needs, but also a provider who would allow them to take things slowly and build as they were ready. With the help of Siemens, the department has been able to work faster and more strategically than ever, gaining the data their administration looks for when making budget and staff decisions.

Read the full story →

> **The major goal was to improve our efficiency, and I think that's been accomplished.** There's definitely an increase in productivity. We're getting things done quicker. That also ties into customer service.
>
> **Jim Kenyon** Associate Director of Facilities

Energy Manager

Energy Manager provides institutions with a cutting-edge platform to completely transform how they approach energy management. By consolidating utility data into one centralized hub, Energy Manger gives facilities managers a comprehensive, campus-wide view of their energy usage patterns.

- ➜ Prove and communicate successful improvements to energy consumption to stakeholders
- ➜ Make more informed decisions with access to real-time energy data
- ➜ Track energy-saving and cost-reduction initiatives
- ➜ Identify energy waste and improve operational efficiency and sustainability

By sharing clear, actionable insights institution-wide, Energy Manager encourages energy-conscious mindsets and behaviors among staff, students, and administrators alike. Their day-to-day actions become more aligned with overarching environmental goals and priorities.

But Energy Manager goes far beyond just tracking and analysis – it also delivers impressive real-world results that benefit both the environment and schools' finances. Energy Manager clients have reported cutting CO2 emissions by a staggering 142,150 tons, equivalent to taking 27,380 cars off the road for a year.

On top of that, it has helped achieve over $171.4 million in energy cost savings and conserved 12 billion gallons of water - enough to fill 118,545 Olympic-sized swimming pools.

With Energy Manager, colleges and universities can revolutionize their energy management strategies. By providing a centralized platform for utility data, real-time insights, and comprehensive tracking tools, it enables data-driven decision-making, fosters a culture of sustainability, and delivers significant financial and environmental benefits.

Energy Manager has helped schools achieve:

142,150 tons

of CO^2 emissions cut

equivalent to taking 27,380 cars off the road for a year

$171.4 million

in energy cost savings

12 billion

gallons of water conserved

enough to fill 118,545 Olympic-sized swimming pools

Client Story

Bates College

For several years, Bates College relied on a CMMS that was hosted on premise. In 2022, they learned that a major update was coming and would require extensive changes to the technology required to host it. After evaluating their options, they chose to switch to Asset Essentials, eliminating administrative burdens to their IT team and implementing a system that could scale with them as they continued to grow.

Read the full story →

> **As a small liberal arts college,** we don't have a large facilities staff for which we need to purchase a bunch of licenses. But with the pricing model, **we can explore and use all the product features we need.**

Jason Moreau Associate Director of Systems Development and Integration

Event Manager

With the help of **Event Manager**, colleges and universities can streamline their event management processes, from scheduling and organization to promotion and execution, maximizing efficiency and increasing revenue. The platform centralizes all event-related tasks, allowing institutions to manage everything from resource allocation and invoicing to reporting all in one place. By simplifying these processes, universities can recover costs, boost revenue, and gain valuable insights into the impact of each event.

Event Manager enhances cost recovery by automating invoicing for facility usage and streamlining resource allocation across campus departments. The robust reporting features track registrations, resource utilization, and the financial outcomes of events. This data-driven approach empowers university administrators to make informed decisions for future events while demonstrating ROI to key stakeholders.

By centralizing key processes, automating administrative tasks, and offering actionable insights, Event Manager empowers higher education institutions to optimize resource use, maximize revenue, and foster collaboration across departments. The solution's proven financial impact and event management capabilities make it a powerful tool for streamlining operations, increasing ROI, and creating more engaging events that benefit both the institution and its broader community.

Proven benefits:

- → **1.7 million** invoices to date, totaling $1.1 billion in revenue for schools
- → **51 million hours** of events managed with Event Manager (equivalent to 135,000 Olympic Games)
- → Over **9.8 million** events managed in a single year



3-step implementation

Our structured approach to implementing asset lifecycle management solutions is led by a team of experienced professionals, passionate about partnering with you to support your organization's financial and operational goals.

Step 1
Project kick-off (Day 1)

Orientation call

→ Define roles and responsibilities

→ Identify critical business goals

→ Review prescriptive implementation plan to map out milestones and timeframes

Step 2
Onboarding

Implementation begins

→ Configure your account (first 30 days)

→ Attend interactive virtual classroom training sessions

→ Attend 1:1 sessions with your implementation specialist

→ Go-live support (final 30 days)

Step 3
You're live (Day 60)

Congratulations!

→ You are using Asset Essentials and have achieved account enablement

→ Review available on-going help resources

Tips for getting buy-in

Implementing new technology can be challenging – **43% of education facilities leaders cite staff resistance** as one of the biggest obstacles in their attempt to better manage their physical assets. But having the right approach can make all the difference. Here are some key strategies to drive better adoption and long-term success in your organization:

1. **Have frequent check-ins:** Schedule weekly or daily touchpoints to gather feedback, address challenges, and encourage usage.
2. **Provide hands-on training:** Offer both external and internal training, allowing employees to learn at their own pace with real-world practice.
3. **Create cheat sheets:** Provide quick-reference guides for essential tasks to reinforce learning and boost confidence.
4. **Listen to feedback:** Use whiteboards, emails, or suggestion boxes to collect and act on team input.
5. **Utilize ongoing support:** With Siemens, you can leverage our help site, webinars, and world-class customer support for a seamless onboarding experience and continued success.

By focusing on strengthening communication, training, and accessibility, you can ensure a smoother transition and better maximize the value of your new technology.



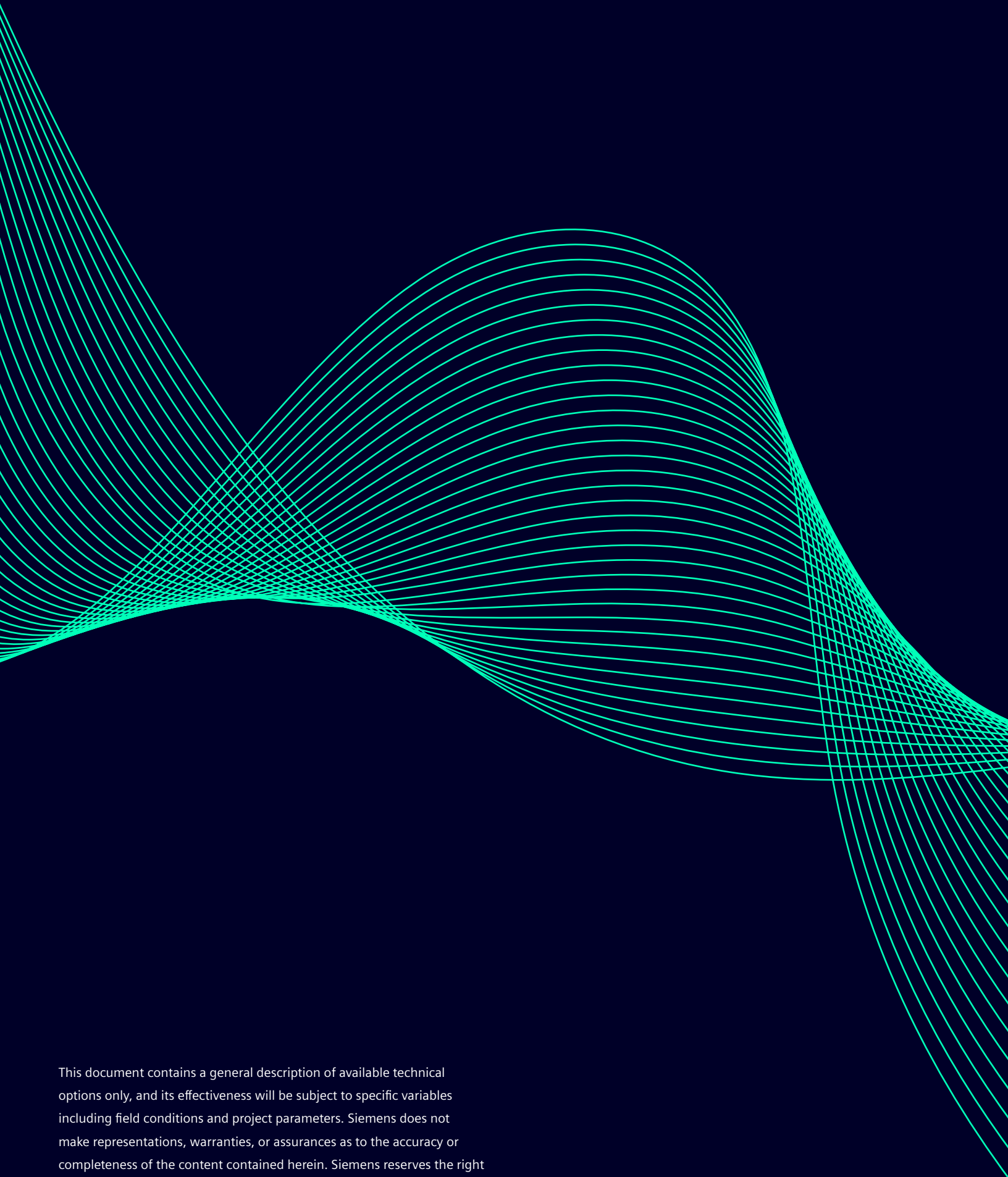
Experience the power of smarter asset lifecycle management

Adopting a comprehensive asset lifecycle management strategy is essential for higher ed institutions looking to enhance operational efficiency, reduce costs, and meet decarbonization goals.

By integrating advanced solutions like Asset Essentials, Origin, Stream, and Energy Manager, campus facilities leaders can move beyond traditional maintenance management systems and leverage data-driven insights to optimize their asset performance, extend asset life, and minimize unplanned downtime.

By embracing the power of ALM, colleges and universities can not only meet their immediate operational needs but also position themselves for more sustainable growth, increased profitability, enhanced environmental performance, and higher student enrollment.

The future of asset management is data-driven, and Siemens is here to guide your organization every step of the way.



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