Roth IAMS
Integrated Asset Management Strategies

PROJECT TYPE: Facility Condition Assessments & Equipment Inventory & Tagging

CLIENT NAME: University of Tennessee, Knoxville

PROJECT DATES: October 16, 2024 - May 31, 2025

CLIENT IMPACT AND SUCCESS

The pilot project was successfully completed under budget and established the groundwork for a broader, campus-wide asset assessment initiative. By standardizing data collection and leveraging SLAM technology, Roth IAMS helped UTK improve data quality, increase visibility into equipment assets, and enhance long-term planning confidence.

PROJECT OVERVIEW

The University of Tennessee, Knoxville (UTK) engaged Roth IAMS LLC to complete a pilot program combining Facility Condition Assessments (FCAs) and Equipment Inventory & Tagging (EI&T) across select academic and research buildings. The intent of the pilot was to validate the process, dataset, and technology required to eventually scale to a campus-wide facility and surface infrastructure assessment.

The pilot included two facilities—Senter Hall and the Fibers & Composite Manufacturing Facility—and followed the ASTM Standard E2018-15: Standard Guide for Property Condition Assessments, ensuring a consistent, defensible approach to identifying physical deficiencies and long-term capital needs.

Working closely with UTK stakeholders, Roth IAMS established the required equipment dataset and captured key attributes for each tagged asset, including Equipment Type, Uniformat Code, Location, Make, Model, and Serial Number, forming the foundation for improved preventive maintenance planning and capital forecasting.

PROJECT SCOPE

Using SLAM CAP for FCA data collection and SLAM EQUIP for equipment inventory and tagging, Roth IAMS assessed building systems, documented condition issues, and captured equipment-level details in the field. This integrated approach enhanced data consistency, eliminated duplication, and prepared UTK for a long-term asset management framework aligned with its strategic goals.

CLIENT IMPACT AND SUCCESS

The partnership positioned UTK to:

- Strengthen preventive maintenance workflows
- Improve capital renewal prioritization
- Create defensible, data-driven investment strategies
- Move toward an integrated, campus-wide asset management program

KEY CHALLENGES & CONSTRAINTS

Challenge: Integrating the newly collected EI&T dataset into UTK's existing Oracle CMMS, which required coordination across multiple internal and external stakeholders.

Solution: Roth IAMS led a collaborative, multi-stakeholder approach to ensure the SLAM EI&T dataset aligned with UTK's system architecture. Close engagement with campus personnel and external consultants enabled a smooth, accurate transfer of asset records and established a repeatable integration pathway for future phases.

CONCLUSION

This pilot project demonstrates UTK's commitment to building a strong, defensible asset management foundation and Roth IAMS' ability to support that vision through reliable assessments, detailed equipment inventories, and seamless system integration.

By combining standardized FCA methodologies with robust equipment-level data, UTK is now better positioned to manage its facilities strategically and prepare for the next step—a comprehensive campus-wide infrastructure assessment designed to support long-term operational excellence.