

Asset Management in City of Fort Worth – Keeping it Simple and Bringing Folks Along for the Ride

Presented by:

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Why “Asset Management”?

- Growing population = growing need for consistent, reliable inventory, data and information
- Changing demographics
- Changing demand from our customers
- Limited financial and human resources



What do we get out of it?

- We know/understand our asset inventory
- We are able to more effectively and efficiently operate/maintain the assets
- Can provide info to more effectively allocate limited resources
- Assist in identifying what additional resources are needed
- Can provide documentation needed to convince executive management that resources are needed

Institute of Asset Management (IAM)

- Asset Management Academy provides an IAM Certificate Course (5 day)
- Last day includes IAM's "Certificate in Asset Management" exam
- CFW is investing time/resources in this training in order to develop common language and basic knowledge base

Asset



An asset is an “item, thing or entity that has potential or actual value to an organization”

Examples: storm drain, manhole, inlet, channel, roadway, traffic signal, street light, etc.

Realization of Value

Realization of value will normally involve a balancing of costs, risks, opportunities, and performance benefits



Using Assets...

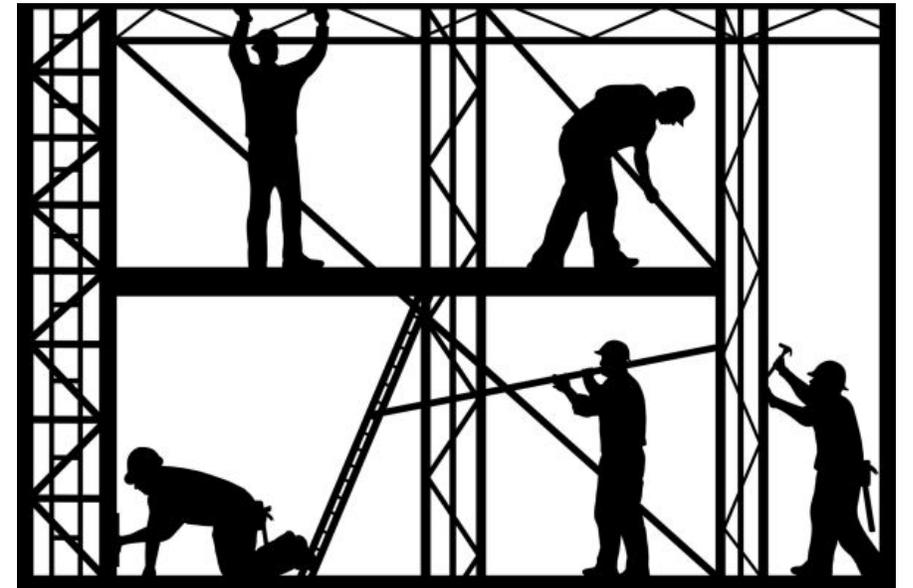
Asset Management is more than doing things to assets – its about using assets to **deliver value** and **achieve** the organization's business **objectives**



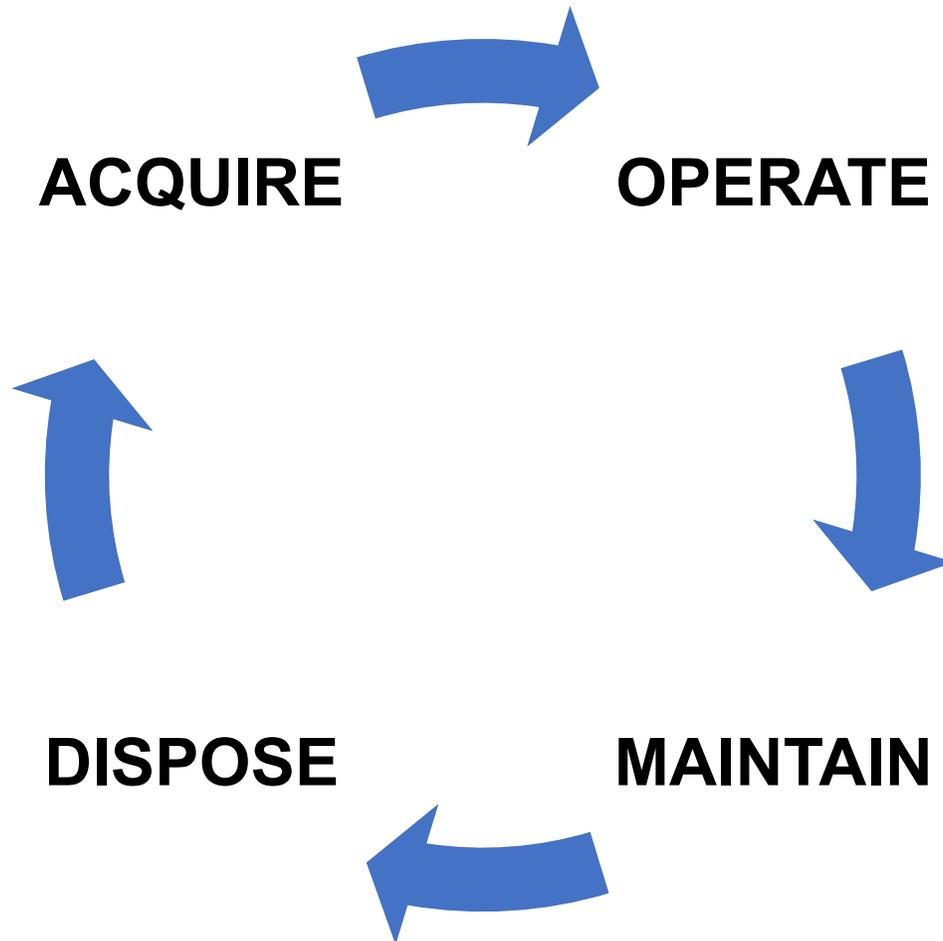
Asset Management Framework

Staying at a VERY high level
for our discussions:

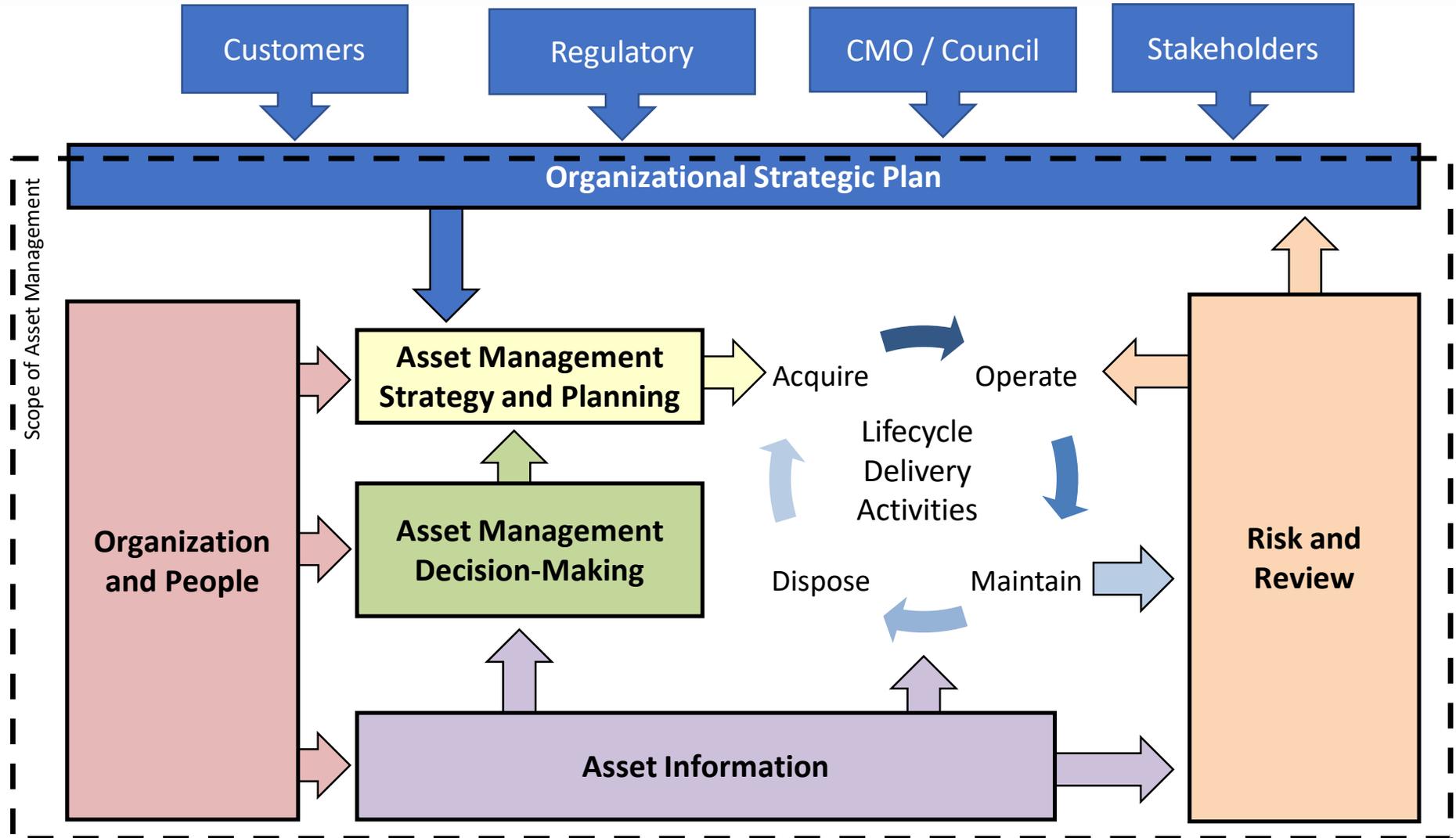
- Asset Life Cycle
- IAM Concept Model
- Line of Site/Alignment
- Criticality



Asset Life-Cycle

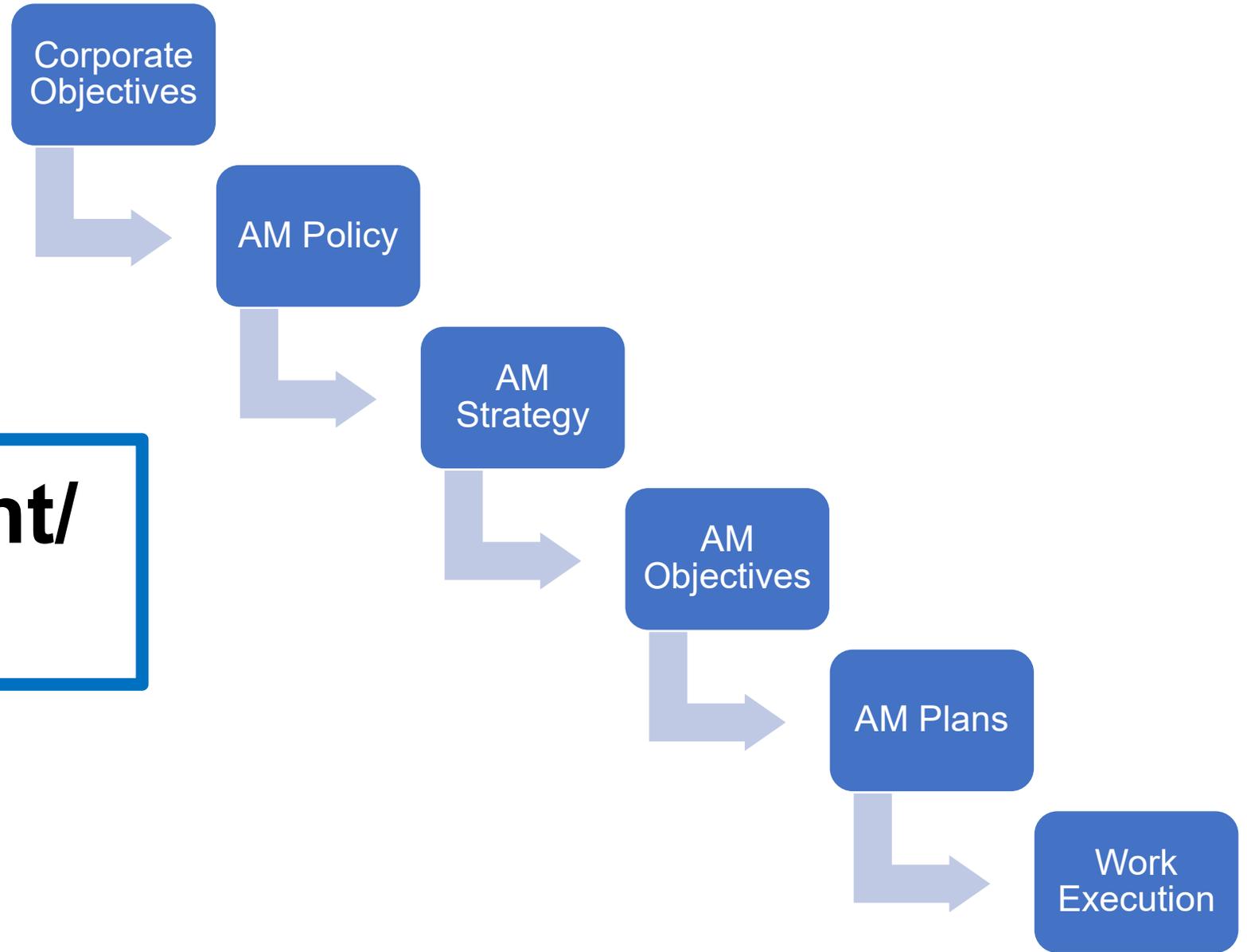


IAM CONCEPTUAL MODEL

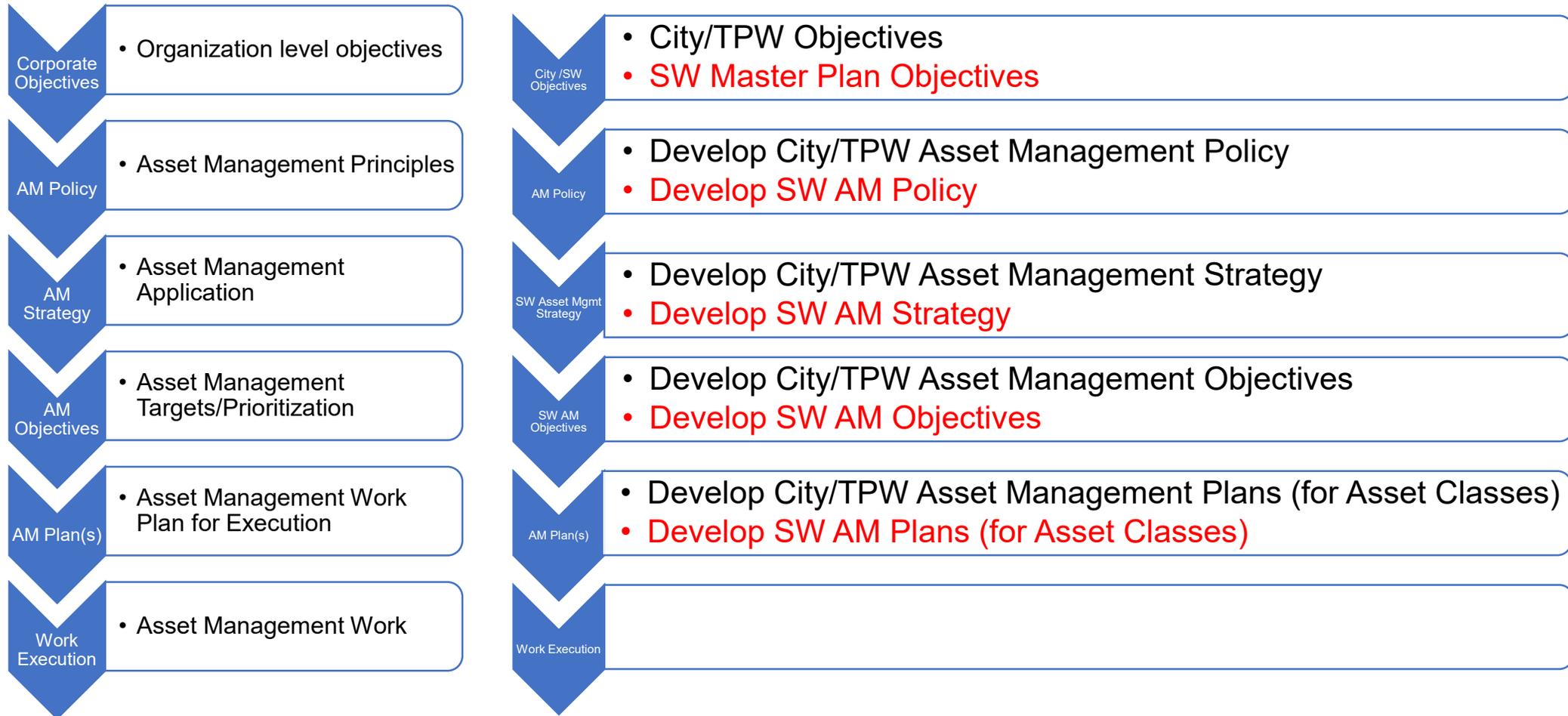


Overall IAM Conceptual Model for the Asset Management Landscape

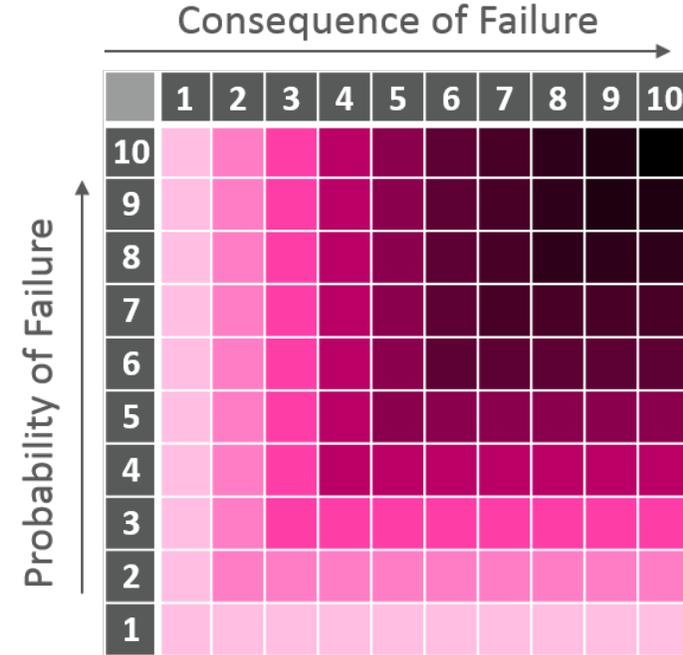
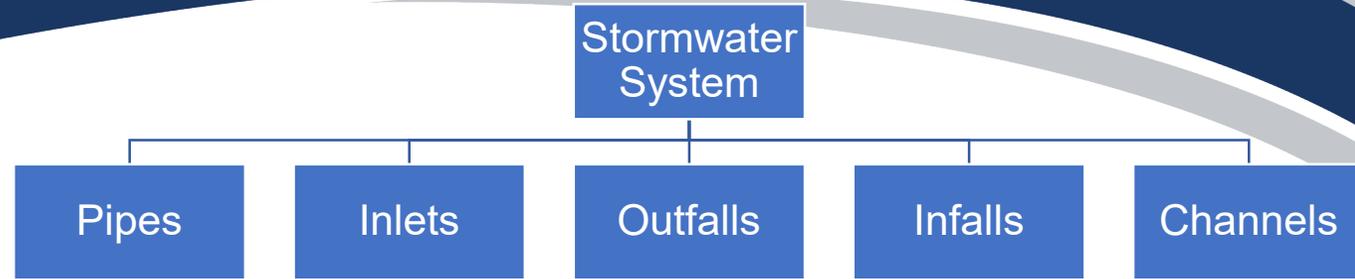
Line of Sight/ Alignment



Line of Sight/Alignment of Asset Mgmt



Criticality of Stormwater Infrastructure



Risk Assessment Matrix

Probability of Failure x Consequence of Failure = Criticality

Obstacles/Pitfalls

- Resistance to change
- Lack of Asset Management “common language” and basic understanding
- Different groups at City = different levels/different focus
- Incorporating “Asset Management” principles and methods is NOT equivalent to purchasing/installing software
- Asset Management is **more** than operating/maintaining assets – considers “life cycle” of Asset
- Proper documentation takes time, effort and discipline
- Poor implementation/not holding people accountable for their parts

How to “Keep it Simple?”

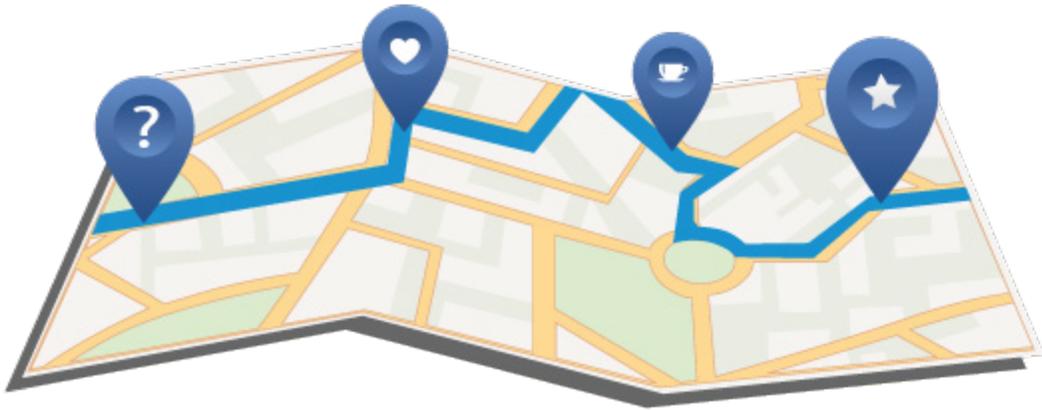
- As Engineers it is in our nature to “over complicate”
- Everything does not have to be complete/perfect in order to make progress and realize benefits
- If processes and documentation is simple, people are more likely to follow



How do we get others to join our journey?

- Coordinate and share information Provide education/training
- Show or even “sell” benefit - If people understand the goals, why it is important, and the benefits to them, they are more likely to “buy-in” and “join the journey”
- Partner/coordinate with others Divisions/Departments
- Demonstrate success...even small successes

Asset Management Roadmap



ASSET...

- Inventory
- Cost/value
- Condition
- Criticality
- Decision Making

CFW TPW Roadmap

- Continue efforts to improve Asset Inventory accuracy/completeness
- Document condition assessments, investigations, and performed maintenance in Work Order System(s)
- Conduct AM “Maturity Assessment” for TPW
- Develop AM Policy, Objectives, and Strategic Plan
- Develop AM Plan(s) for Asset Classes
- Incorporate “Criticality” in ALL Condition Assessment and O&M performed
- Use/analyze AM data/info generated to improve **decision making**

Thank you!

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