

Asset Management

Expensive Printer or
Support

Decision



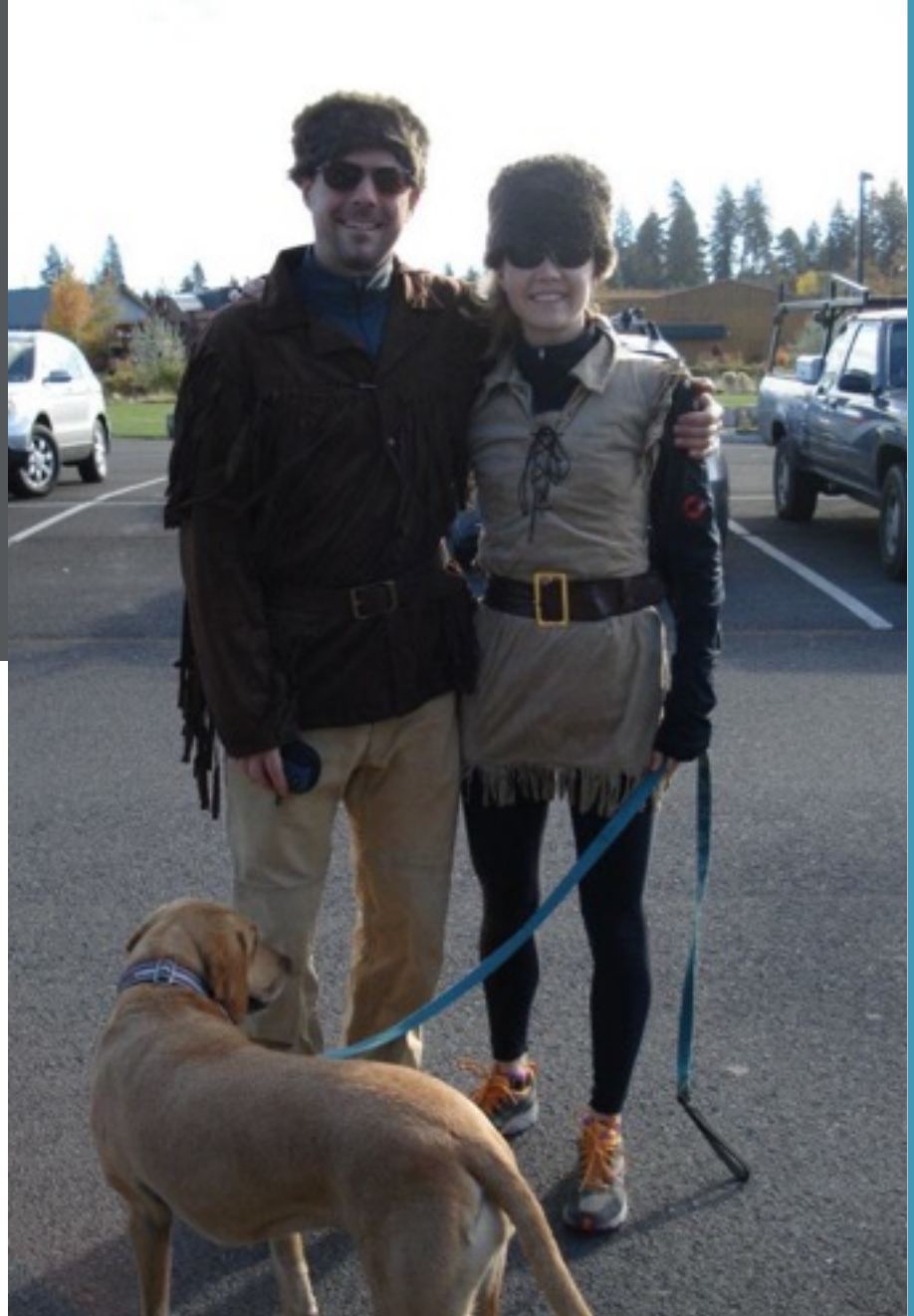
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Asset Management

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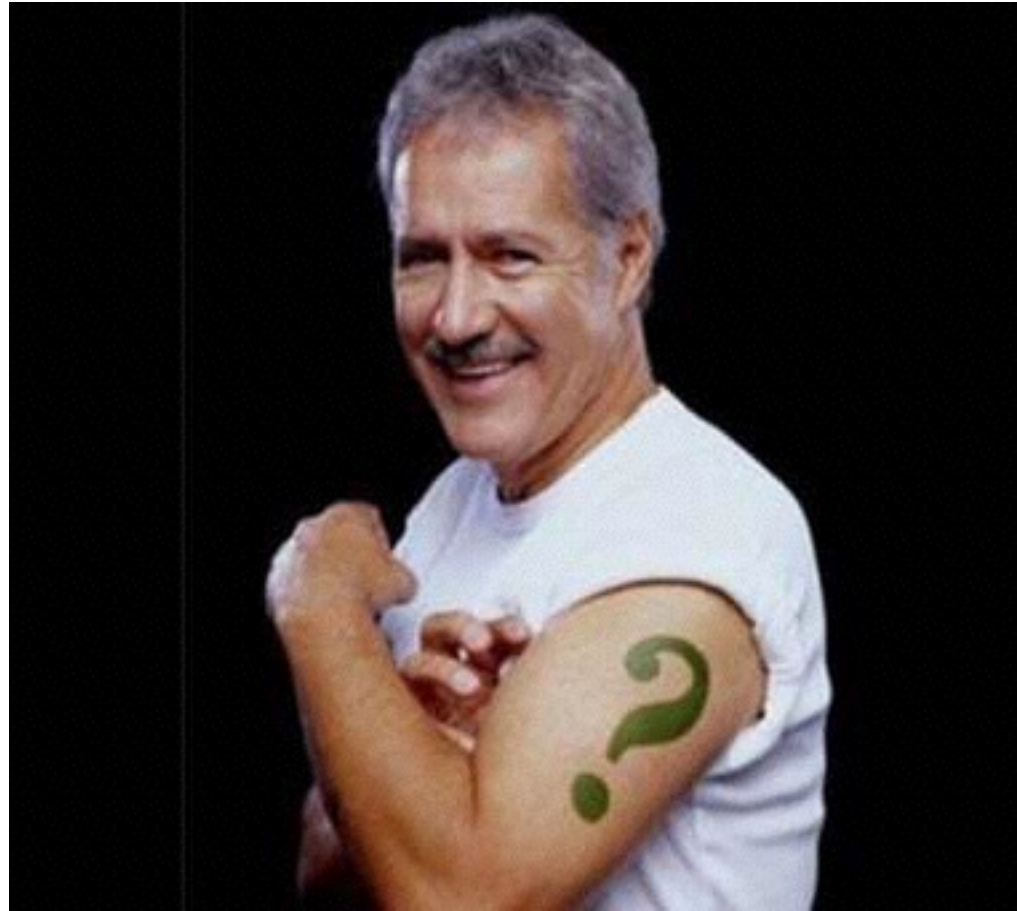
Terms

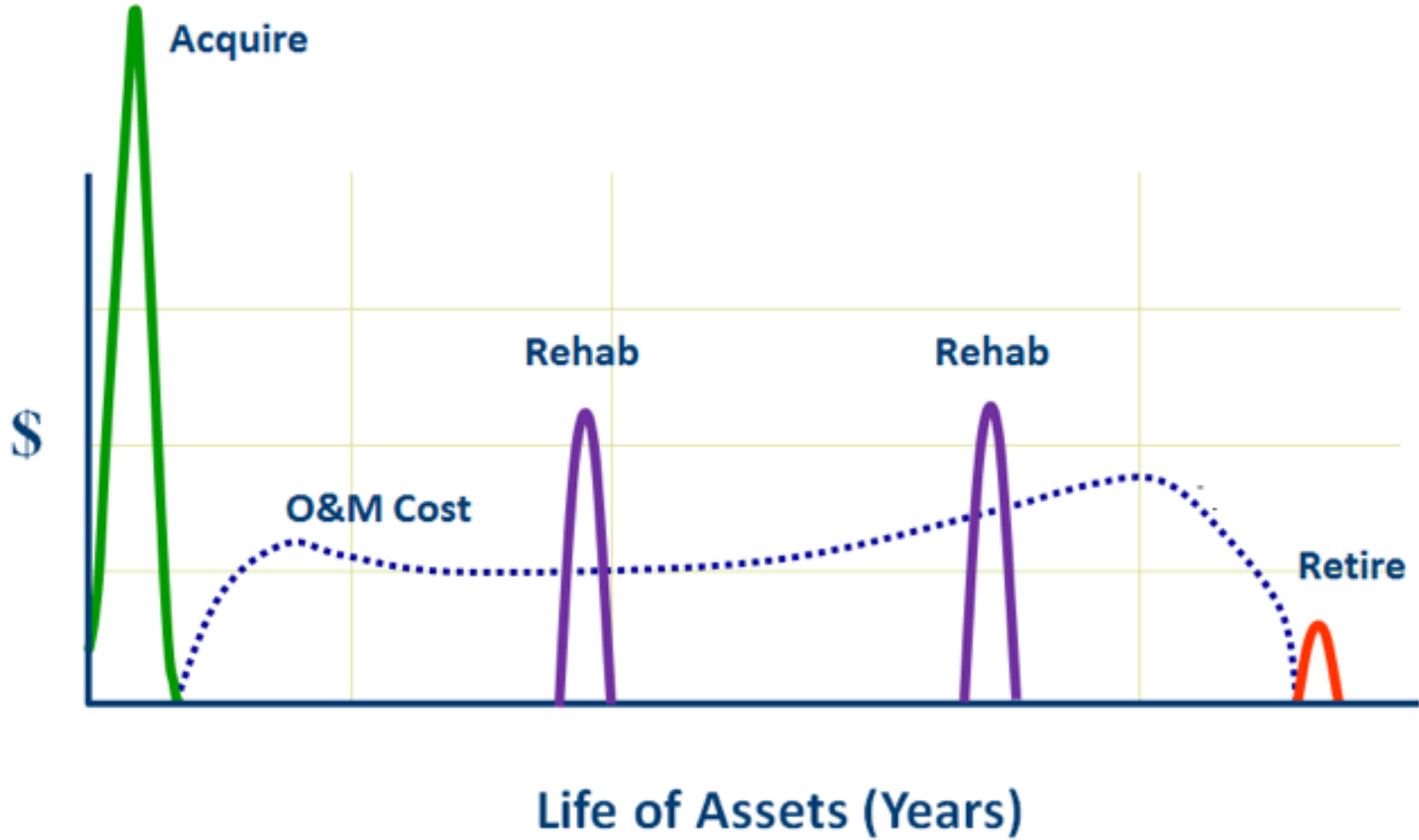
- **CMMS** → Computerized Maintenance Management System
- **PMS** → Pavement Management System
- **R&R** → Repair and Replace
- **Enterprise** → The Entire Organization
- **Enterprise Architecture** → The interface between business and technology

What is Asset Management ?

“Nobody comes here anymore, it's too crowded” — Yogi Berra

- Data Collection
- CMMS Software
- IT Systems
- Capital Improvement
- Business Practices
- Repair and Replacement
- Operations and Maintenance
- **Your 401k ?**



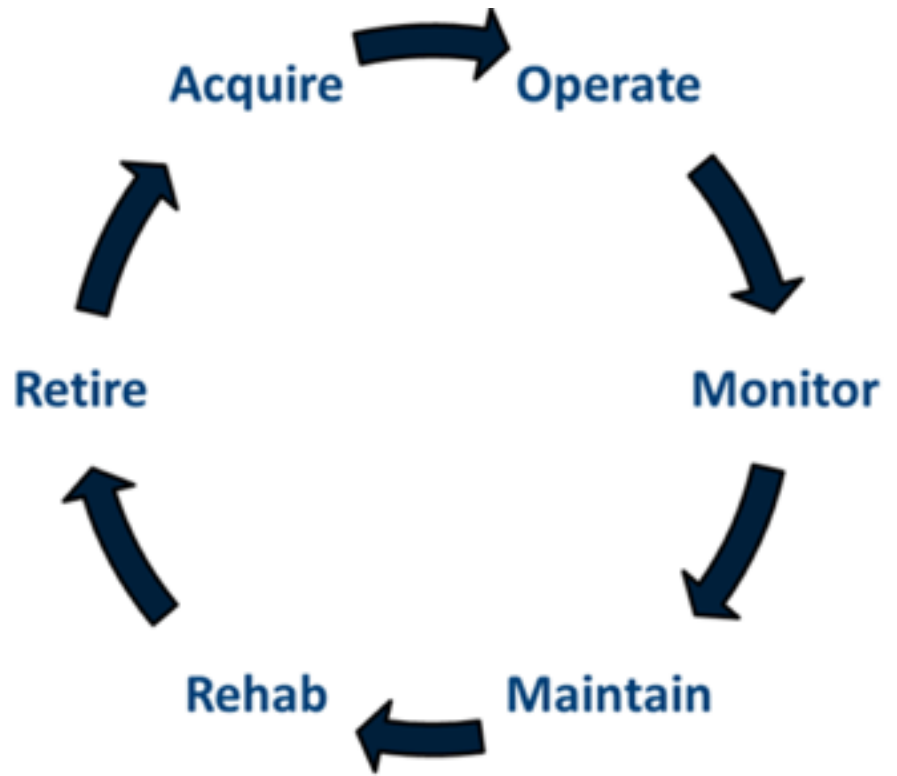


Asset Management → Improving the Economic Life of an Asset

Life of an Asset

“Insanity is doing the same thing, over and over again, but expecting different results.” — Narcotics Anonymous

- Acquire
 - Prioritize CIP
- Operate
 - Operating Strategy
- Monitor
 - Condition Monitoring Plan
- Maintain
 - Maintenance Strategy
- Rehab
 - Asset Plans
- Retire
 - Risk Planning

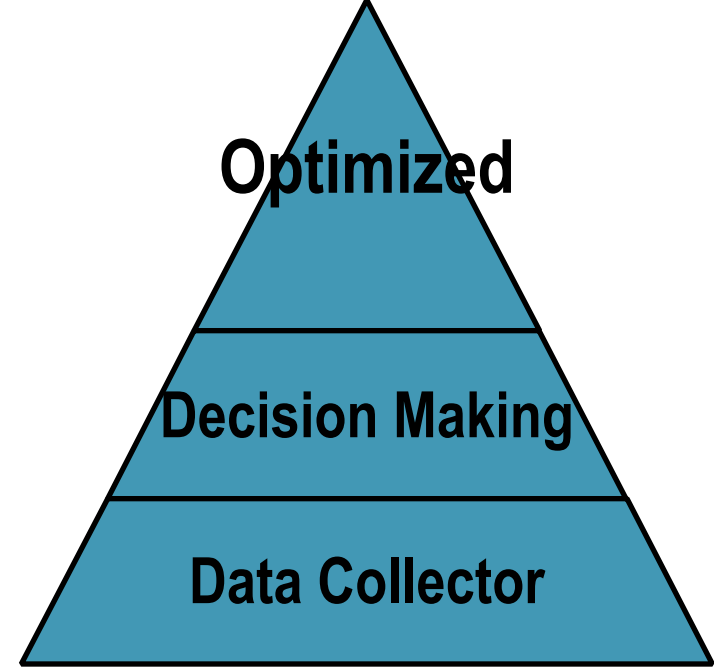


Where is your Organization?

“It is a capital mistake to theorize before one has data. Insensibly one begins to twist facts to suit theories, instead of theories to suit facts.”

— Arthur Conan Doyle

- Regular Pavement Survey
- PCI Scores
- CIP List
- Repair and Replacement Plan
- Operations and Maintenance



Self-Assessment

**“Using Quicken doesn’t make you an accountant” - Chad Lynn
(City of Beverly Hills)**

Intermission 1

Good, Bad and Ugly

Predict Future Performance

“Don't mistake activity with achievement.” —
John Wooden

- Predict future performance
- Indicate weaknesses
- Set goals
- Measure improvement



	Priorities for Condition Assessment	Maintenance Management Planning	R & R Planning Practices	Work Prioritization	Reporting and maintenance cost stream	Data input methods, integration with other information systems and knowledge sharing
5-Optimizing						
4-Quantitatively Managed						
3- Defined	Best Practices					
2- Managed						
1- Initial	X	X	X	X	X	X

Maturity Model
 Carnegie Mellon and Department of Defense

Stages of Maturity

“When we love, we always strive to become better than we are. When we strive to become better than we are, everything around us becomes better too.”

— Paulo Coelho

5. Ideal State:

- Processes systematically managed
- Continuous Process Improvement

4. Key Process Areas:

- Cluster of relative activities

3. Goals:

- Goals accomplished

2. Common Features:

- Commitment to Perform
- Activities Performed

1. Key Practices:

- People and Heroics



Criteria

“What you do makes a difference, and you have to decide what kind of difference you want to make.”

— Jane Goodall

- The standards you want to judge your organization on
- Levels of Services
- Measures of Success



Strategy and Governance

- Vision and Mission
- Defined Service Levels
- Performance Metrics
- Change Management



Customers & Communication

<http://dashboard.virginiadot.org/>

- Citizen Relationship Management (CRM)
- External Communications Plan
- Internal Communications Plan
- Document Management



Intermission 2

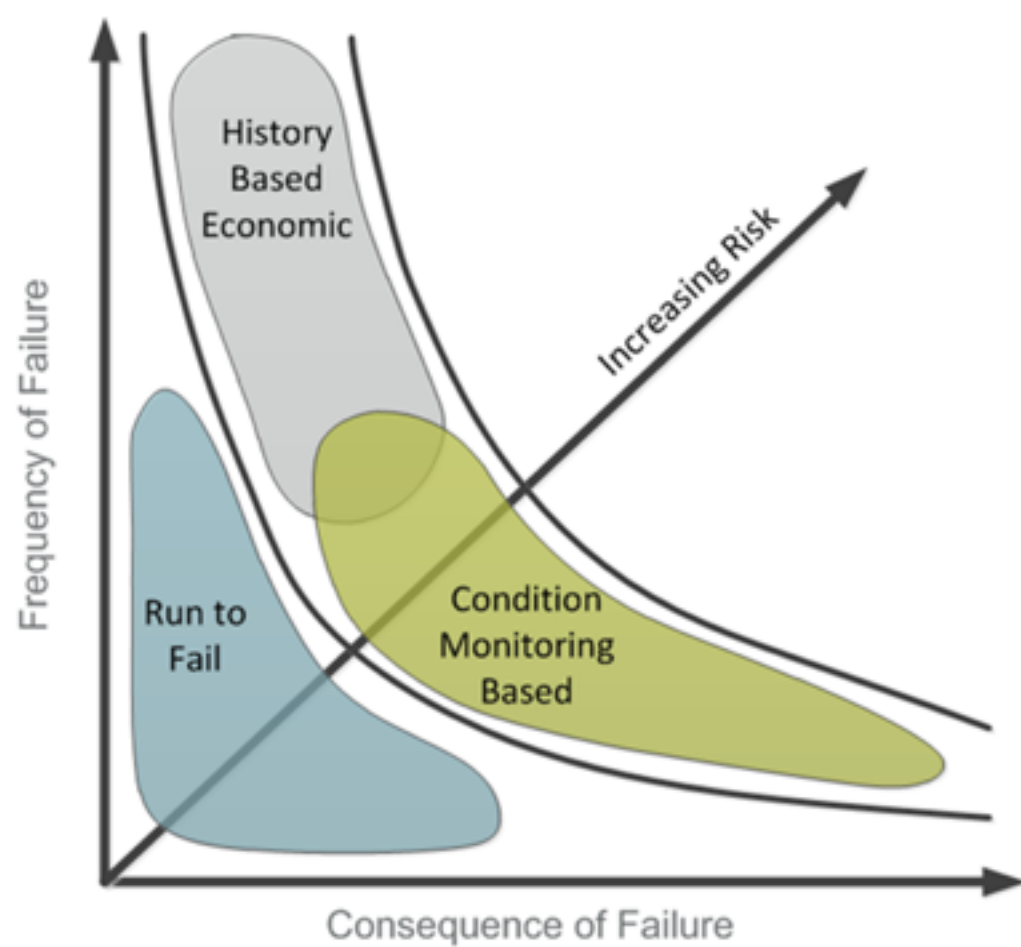
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Engineering & Asset Knowledge

“It does not do to leave a live dragon out of your calculations, if you live near him.”

— J.R.R. Tolkien

- System Performance
- Asset Criticality
- Project Management
- Project Prioritization



Capital and Planning

“A goal without a plan is just a wish.”

— Antoine de Saint-Exupéry

- Growth Needs
- Rate Structure
- Funding Plan
- Fixed Asset Inventory
- Cost Forecasting
- R & R Plan



Operations

“Success is not final, failure is not fatal: it is the courage to continue that counts.”

— Winston S. Churchill

- Operating Reports
- Warehouse
- Condition Ratings
- Human Resources



Systems

“Assumptions are the termites of relationships.”

— Henry Winkler

- Availability
- Data Standards
- Disaster Recovery
- User Training
- Accessibility



Commit to Excellence

“Mediocrity will never do. You are capable of something better.”

— Gordon B. Hinckley

- Organizational Commitment
 - Business Process
 - Unified approach
- Systems integrated
 - Standards
 - Agreed upon data-model
- EAM drives business decisions
- EAM customer driven



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