



The Fundamentals of Asset Management A “Hands-On” Approach



August 31 – September 1, 2010

Training Center:

Clarion Hotel and Convention Center
525 33rd Avenue SW
Cedar Rapids, IA 52404
PH: (319)-366-8671

Sponsored by:

City of Cedar Rapids – Utilities Department
1111 Shaver Road NE
Cedar Rapids, IA 52402
PH: (319)-286-5950
Fax: (319)-286-5911

Registration Deadline: August 20, 2010 (Register Early – Space is Limited)

The Challenge: Over the past half century, America has spent trillions of dollars building some of the finest infrastructure that history has ever seen. This investment has played a substantial role in the sustained prosperity and quality of life of our country. But in many communities, this infrastructure is severely stressed from overuse, under funding of maintenance and renewal, and aging.

A comprehensive approach to managing our capital assets is overdue – one that brings “state of the practice” advanced asset management (AM) concepts, tools, techniques, and technologies to bear on managing for cost-effective performance. This approach focuses relentlessly on providing **sustained performance to the customer at the lowest life-cycle cost and at an acceptable level of risk to the organization.**

The Focus: Public sector managers have been managing assets for decades. However, it is clear that what we have been doing in the past will not be sufficient to address the growing and increasingly complex challenges that lie ahead. Practical, advanced techniques for better management of assets have been developed and refined in both the private sector in the US and in water and wastewater agencies around the world. Management thinking is centered on long-term effectiveness, service sustainability, and effective environmental management. *How can these advanced asset management concepts, tools and techniques be most effectively transferred into the water and wastewater industry, more specifically, into your agency? Where to start? How to proceed? How to select appropriate tools?*

The Workshops: The AM challenge for US agency officials is one of “knowledge transfer.” **For that reason, these workshops have been designed as an extensive hands-on experience.** Each workshop:

- ◆ **Incorporates a real-world storyline** to realistically demonstrate an advanced asset management way of approaching difficult asset-driven problems.
- ◆ Is built around **participant exercises** that demonstrate the concepts, techniques and tools of advanced asset management.
- ◆ Is centered on **case-based mentoring** by expert asset management practitioners.

The agenda is built around five core AM questions. **The workshops focus on demonstrating, step-by-step, how an agency would select and deploy “Best Appropriate AM Practices” that are best suited to that agency.**



Agenda Highlights

Day One

8:00 am – 8:30 am Coffee and Pastries, Name Badge Pickup

8:30 am – 5:00 pm Duration of the Workshop

Introductions

Background and Context

- The Changing Utility Industry
- The Emerging Utility Of Tomorrow

Introduction of Storyline, Overview of Fundamental Concepts and Core Practices

- Introduction Of Storyline
- A Definition Of AM
- A “Meta View” of the AM Paradigm
- Managing The Asset Base’s “Potential To Fail”
- Payoffs And Benefits, Downsides
- The “Five Core Questions” and the “10-Step AM Process”

Storyline and Worksheets - Tom’s Bad Day

Core Question 1: What Is The Current State Of My Assets?

- What is an Asset?
- Building a “Process Layout” Schematic
- Creating The “Asset Hierarchy”
- Defining The “Data Standard”
- Initial Condition Analysis, Remaining Physical Life
- The Four Major Failure Modes
- Determining Replacement Value
- Financial Accounting versus Managerial Accounting

Core Question 2: What Is My Required “Sustainable” Level Of Service (LOS)?

- What Is “LOS”? Why Do It?
- How It Works (Strategic Level Versus Operations Level)

Core Question 3: Which Assets Are Critical To Sustained Performance?

- Understanding How My Assets Can Fail - the Four Major Failure Modes
- Determining The “Likelihood Of Failure”
- Determining The “Consequences of Failure”
- How to Measure Our Agency’s “Business Risk Exposure”?

Discussion, Q & A and Feedback

Day Two

8:00 am – 8:30 am Coffee and Pastries

8:30 am – 4:45 pm Duration of Workshop

Summary of Day 1, Outline Of Day 2

Core Question 4: What Are My Best Minimum Life-Cycle-Cost CIP And O&M Strategies?

- What Alternative “Treatment” (Management) Options Are Feasible?
- Which Is The Best Option? – The Basics of “Optimized Renewal Decision Making”

Core Question 4: O&M (Continued)

- Using AM To Drive Operations And Maintenance
- Moving Systematically Into Reliability Centered And Condition-Based Maintenance

Core Question 4: CIP (Continued)

- Using AAM To Drive CIP
- Strategic CIP Validation

Core Question 4: CIP (Continued)

- Using AAM To Drive CIP
- Strategic CIP Validation

Core Question 5: What is My Best Long Term Funding Strategy?

- So, Valuation Really Does matter?
- Determining A Sustainable Renewal Funding Level
- Effectively Telling the Funding Story
- The “Whole of Business” Perspective – Using AAM For Rate Setting & Budgeting
- Building Your First Asset Management Plan

Focus Topic 1: Deploying an AAM Program

- The Four Fundamental Deployment Strategies
- “Gap Analysis” Benchmarking & Developing the AAM Improvement Program
- The Human Side
- The Political Side
- Implementation Work Plans – Lessons Learned

Closing Summary, Questions, Comments

About Our Trainers:

Mr. Steve Allbee – USEPA Project Director, Gap Analysis; primary author, USEPA’s **The Clean Water and Drinking Water Infrastructure Gap Analysis**; 25 years EPA – development of financing programs; BA, MA, MPA.

Mr. Duncan Rose – Technical Director & Principal Consultant – GHD, former city/county manager, co-author of WEF’s textbook, **Managing the Water and Wastewater Utility**; co-author (US Team), **International Infrastructure management Manual** (sixth addition); 30 years state and local government management, Adjunct Faculty, Florida State University, Askew School of Public policy; BA, MSP, MAPA

Over Night Hotel Accommodations

Attendees are required to make their own hotel arrangements. In addition to the Clarion Hotel, there are numerous hotels in close proximity to the Clarion Convention Center.



The Fundamentals of Asset Management

REGISTRATION FORM

Name (First, M.I., Last) _____

Names Used On Badge _____

Organization _____

Mailing Address _____

City, State, Zip Code _____

Daytime Phone _____ Fax _____

E-mail Address _____

Registration is by mail only and is limited to 75 attendees. PLEASE REGISTER EARLY.

Registration Fee \$45 (NON-REFUNDABLE) if the registration is confirmed. The fee includes workshop, coffee/snacks and lunch on both days. (Please indicate if you have any special dietary restrictions.)

Make your check payable to: **City of Cedar Rapids**

Please mail the registration form and payment to:

City of Cedar Rapids
Utilities Department
1111 Shaver Road NE
Cedar Rapids, Iowa 52402
Attn: Andrew Lundy

For registration information, contact Andrew Lundy at 319-286-5968 or a.lundy@cedar-rapids.org.