



# 5-Year Asset Management Plan and Implementation Program

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# Presentation Agenda

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- What is asset management?
- Why is it important to NBU?
- Where are we on our current roadmap?
- Years 1 to year 3 proposed project scope and outlook
- Five-year outlook
- Next Steps
- Questions



# What is Asset Management?

## US EPA Asset Management Framework

1. What is the **current state** of my assets?
2. What is my required **level of service** (LOS)?
3. Which assets are critical to **sustained performance**?
4. What are my best **Operations and Maintenance (O&M)** and **Capital Improvement Project (CIP)** investment strategies?
5. What is my best long-term **funding strategy**?



Balance between Levels of Service (LOS), Cost of Service (COS), and Acceptable Risk



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# Why is it important to NBU?

- Reduce Risk
- Better Services
- Optimize Costs
- Increase the Reliability and Resiliency of our Infrastructure
- Invest in our People

*Doing the Right Work at the Right Time,  
for the Right Reasons, and at the Right Cost.*

**Vision**

New Braunfels Utilities (NBU) will develop and implement an Asset Management (AM) Program that will guide the planning, development, operation, and maintenance of its assets in an effective and sustainable manner to continually provide excellent levels of service.

**Core Values**

Safety, Integrity, Team and Stewardship

**Mission**

To manage our assets in a way that ensures sound stewardship of the NBU's resources, while delivering essential services valued by customers, protecting the environment, and providing for the health and safety of the public and the NBU workforce.

**Asset Management Policy**

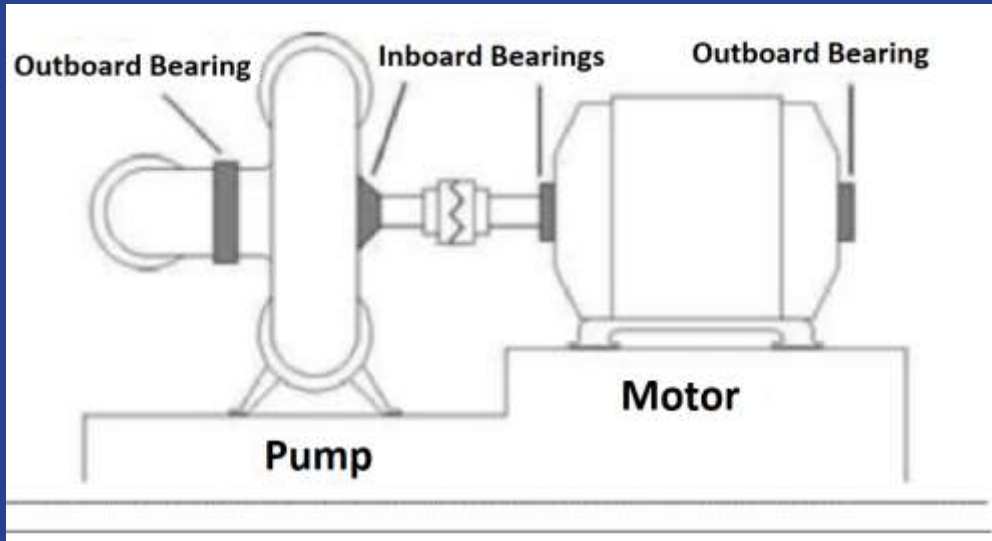
NBU will manage its infrastructure assets in a strategic and enterprise-wide manner through an integrated business approach and cross-functional collaboration that relies on well-devised processes, knowledgeable staff, sufficient resources, and communications with stakeholders to deliver established levels of service. This Policy will be implemented through the AM Program, which will optimize asset value throughout the asset life cycle.

The AM Program will support delivery of NBU's Vision, Mission and Strategic Goals consistent with NBU's Strategic Plan. The Strategic Plan is being updated this year and this document may be modified accordingly. NBU will create and maintain clear links between the broader organization's objectives, policies and strategies and the daily activities associated with managing the NBU's assets.

NBU is committed to the following principles for managing all assets:

- **CUSTOMER-FOCUSED** by implementing a Customer-Facing Levels of Service (LOS) framework for both internal and external customers, that will act as a clear linkage between the AM Policy, organizational goals, customer expectations and internal performance measures.
- **WHOLE LIFE-CYCLE BASED** by considering asset resource and financial requirements from planning, design, construction/acquisition and commissioning, through operation, maintenance and renewal, to retirement and disposal on all assets across the enterprise.
- **SUSTAINABLE AND FORWARD-LOOKING** by considering community, social, environmental, and financial aspects in present and future service commitments.
- **TRANSPARENT AND DATA DRIVEN** by using formal, consistent, scalable, and repeatable approaches.
- **ENTERPRISE -VIEW** by managing assets as interrelated components in a unified system rather than as stand-alone assets.
- **FLEXIBLE AND INNOVATIVE** by continually improving asset management processes and procedures using innovative tools, techniques, and solutions.
- **MAINTAIN ORGANIZATIONAL RELIABILITY AND RESILIENCE** by understanding consequences of asset failure and implementing appropriate documented maintenance processes and schedules to reduce likelihood of asset failure and manage our business risk exposure.
- **REGULATORY DRIVEN** by ensuring a minimum of compliance with laws, regulations, permits, and other legal requirements.
- **PRIORITY-DRIVEN** by implementing a Triple Bottom Line (Social, Financial and Environmental) risk-based decision-making framework.
- **MANAGED RISK** by directing resources and priorities to achieve established levels of service while minimizing life cycle costs at an acceptable level of risk.

# Why is AM so Important?



# Where are we on our current roadmap?

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- 2020 Strategic Asset Management Plan – ✓
  - Asset Management Policy & AM Framework - ✓
  - Tactical Asset Management Plans – ✓
  - CIP Planning Process – ✓
  - AM Training & Communication Plan – ✓
  - Asset Data Standards & Systems – ✓
  - Decision Support System – ⋯
  - Maintenance Master Plans & Performance Management – ⋯

# Three Year Outlook

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- Cityworks/GIS Data Audit and Gap Assessment
- Update Strategic Asset Management Plan (SAMP) with Departmental Roadmaps – Total of 8 Roadmaps
  - Fleet, Facilities, Electric Operations, Substations, Water Operations, Water Treatment and Compliance, Information Technology, Systems Control
- Asset Data and Information Standards

# Three Year Outlook (cont.)

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- AM Business Process Mapping
  - Facilities/Fleet, Electrical Operations/Substations, Water Operations, Water Treatment and Compliance/System Control, GIS/IT/AM
- AM Levels of Service (LOS) Implementation & Dashboard
- Tactical Asset Management Plans (TAMP)
  - Surface Water Treatment Plant TAMP
  - Fleet TAMP
  - Water Linear TAMP



# Three Year Outlook (cont.)

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- Condition Assessment Protocols
- Engineering & Technical Support

# Five Year Outlook

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- Fully built-out Asset Data Systems
- Reliability Centered Maintenance Planning
- Data-driven Infrastructure Planning
- AM Governance, Staff Education and Communication Plans
- Achieve Data Standardization & Data Reliability
- Enhanced Asset Performance Monitoring and Reporting
- AM LOS Dashboard & KPI Reports

# Next Steps?

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- If approved, we will:
  - Formalize the NBU AM Core Project Team
  - Identify department SME teams for roadmaps
  - Project kick-off meeting in January
  - Look forward to sharing our progress

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# Questions?