

Asset Management Phase 2

Feb 26, 2019

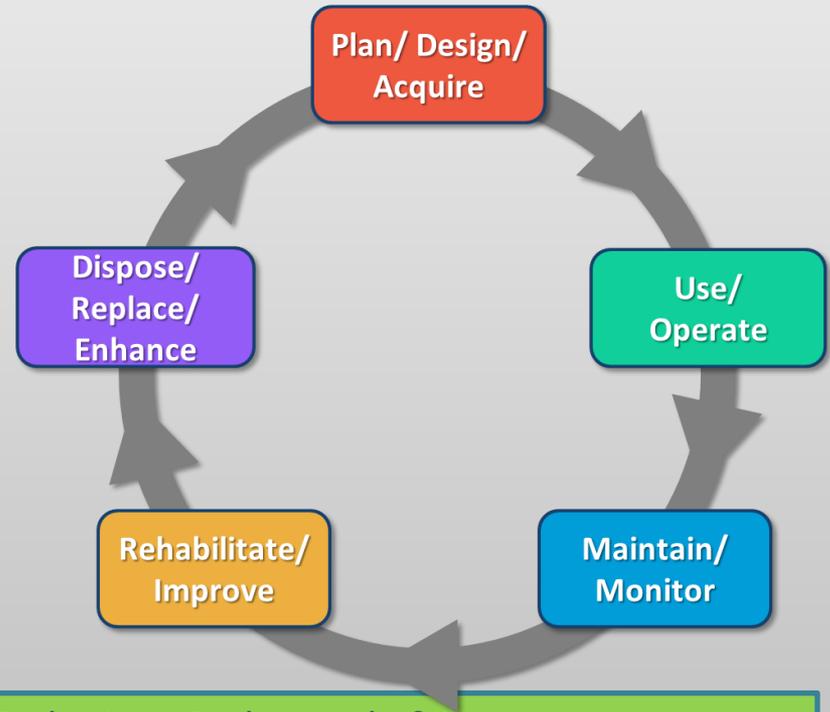


Asset management – a lifecycle approach to delivering the right level of service

✓ Focus on the utilization of assets to achieve organization goals and deliver business objectives

✓ Considers how we extract value from the asset not just ensuring it works (which means thinking about the system)

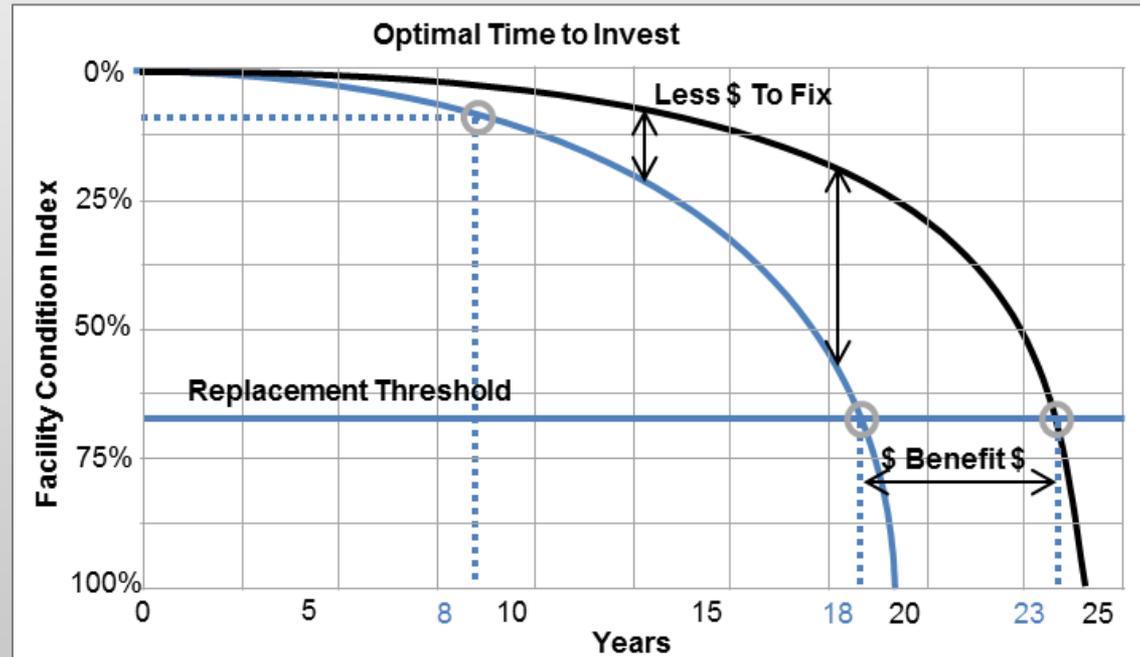
✓ Its about doing the *right* amount of work, at the *right* time for the *right* cost to deliver the *right* level of service.



Right Amount, Right Time, Right Cost, Right Level of Service

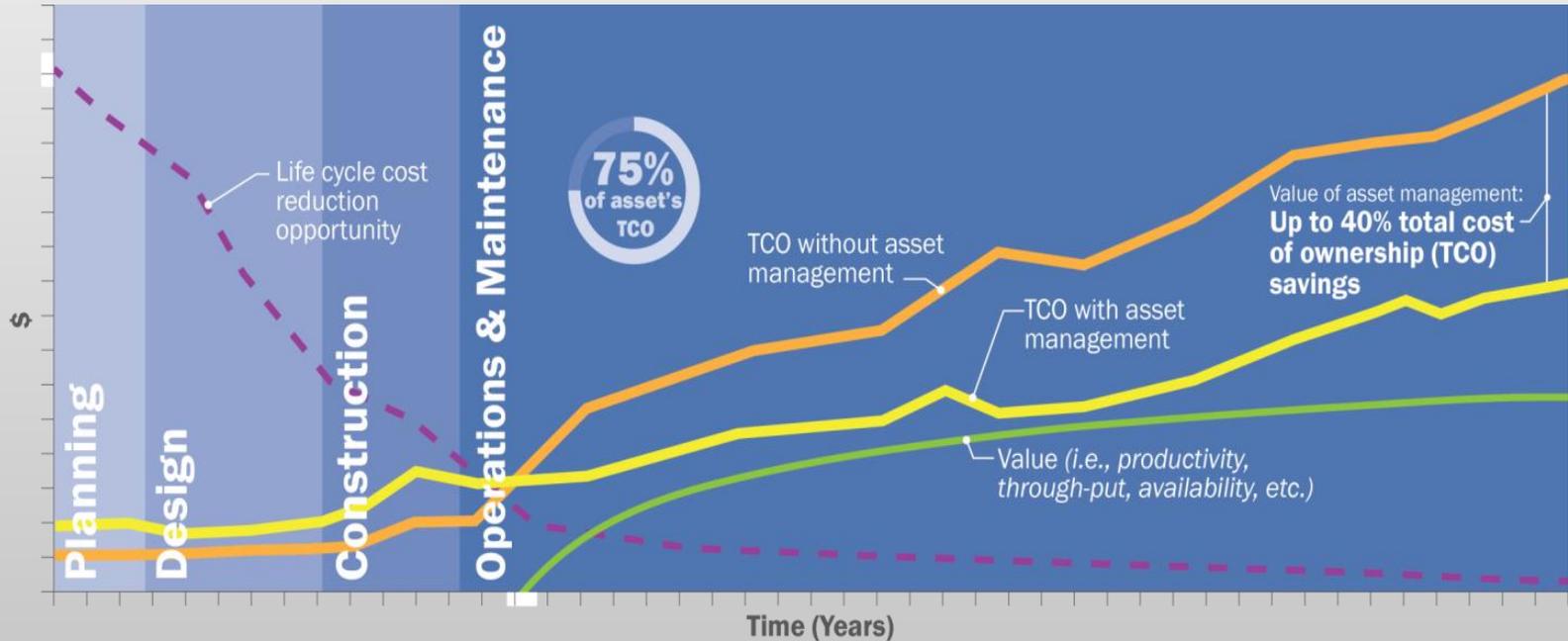
Why Do Asset Management

- Cost
- Condition
- Capacity
- Consequence



You Do Asset Management at Home.

Why Do Asset Management



First Cost vs Total Cost

Why Do Asset Management

- Typical ROI for EAM system and improved asset information – includes:
 - Labor utilization/ productivity is improved by 10-20% through better organization of work activities.
 - Inventory stock is typically reduced by 20-30% as a result of better managed work activities – resulting in reduce stock holding, which has both a direct finance impact as well as indirect through storage etc.
 - Asset downtime is typically reduced 5-20%

Saves Money Over Time

Why Do Asset Management

- Benefits of a full asset management improvement program – include:
 - Productivity benefit – 20 - 30% reduction after a 5 to 10-year period.
 - Improved safety – 2 to 3 times reduction in safety incidents
 - Improved performance – 40 to 80% improvement in customer service
 - Improved use of available resources – 20 to 30% reduced outages, reduced overtime
 - Improved environmental performance – reduced CO₂ emissions and reduced environmental incidents
 - Reduced risks – resulting in reduced insurance premiums (up to 30% reduction in premiums), and incident payouts.

Saves Money Over Time

Accomplishments to Date

- Gap assessment performed to evaluate how are procedures and processes stack up against industry best practices.
 - Assessment performed by WSP
- Gap Assessment created a scoping document

Next Steps

- Obtain consultant support for asset management services
 - Develop/Improve and Implement Enterprise Asset Hierarchies
 - Develop/Improve Data Collection Process
 - Asset Inventory Data Collection
 - Conduct Condition and Capacity Assessments across All Asset Classes
 - Develop Asset Management Reporting
 - Systems Integration, Peoplesoft, Maximo, GIS
 - Develop Introductory and Ongoing Asset Management Training
 - Migrate existing Asset data into Maximo
 - Develop Enhancements to Asset Commissioning/Onboarding Process
 - Develop a process for Asset Program Sustainability

Obtain Consultant Services

Request

- Request Commission authorization for the Executive Director to execute an asset management services contract for up to 5 years for Seattle-Tacoma International Airport, with an estimated value of \$5,000,000.