City of Fort Worth
TPW Asset Management
"The Road Ahead"

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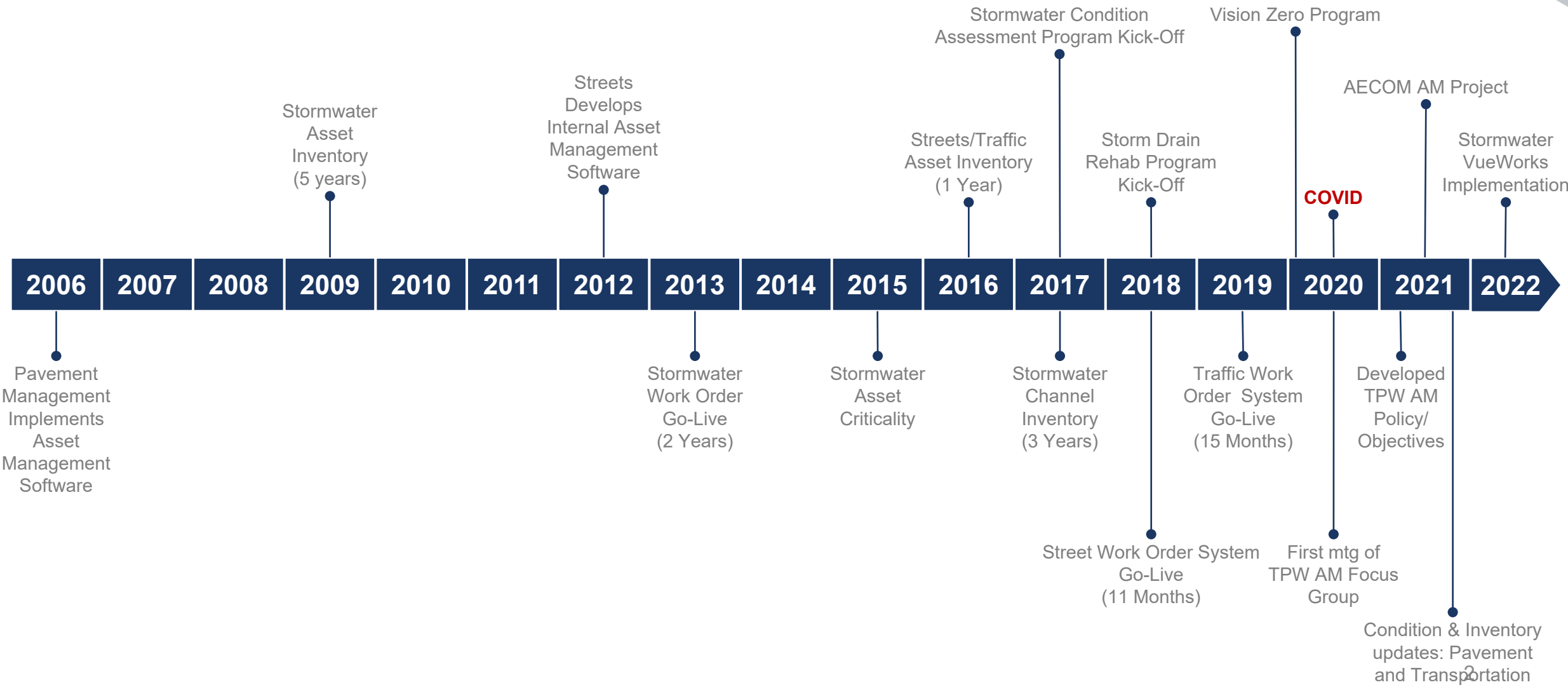
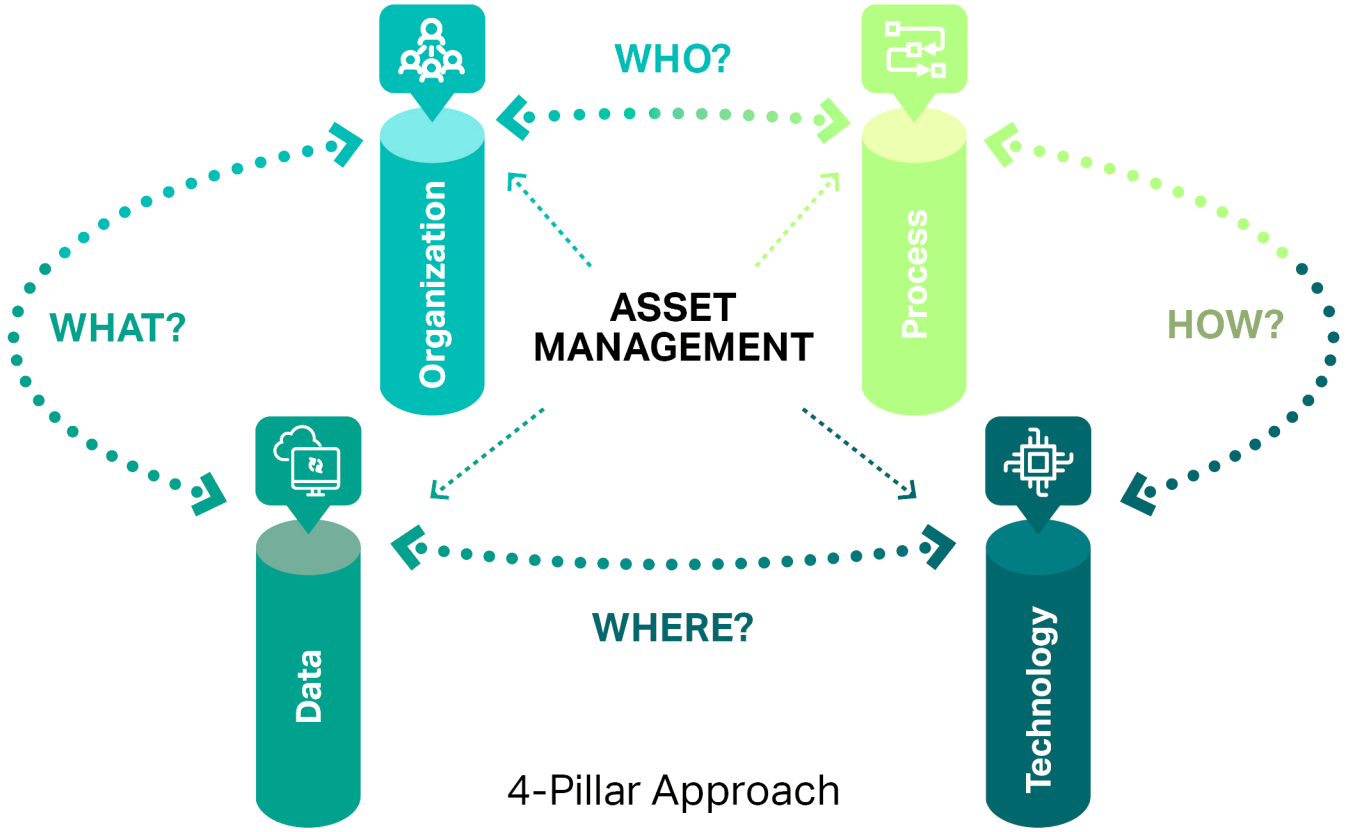
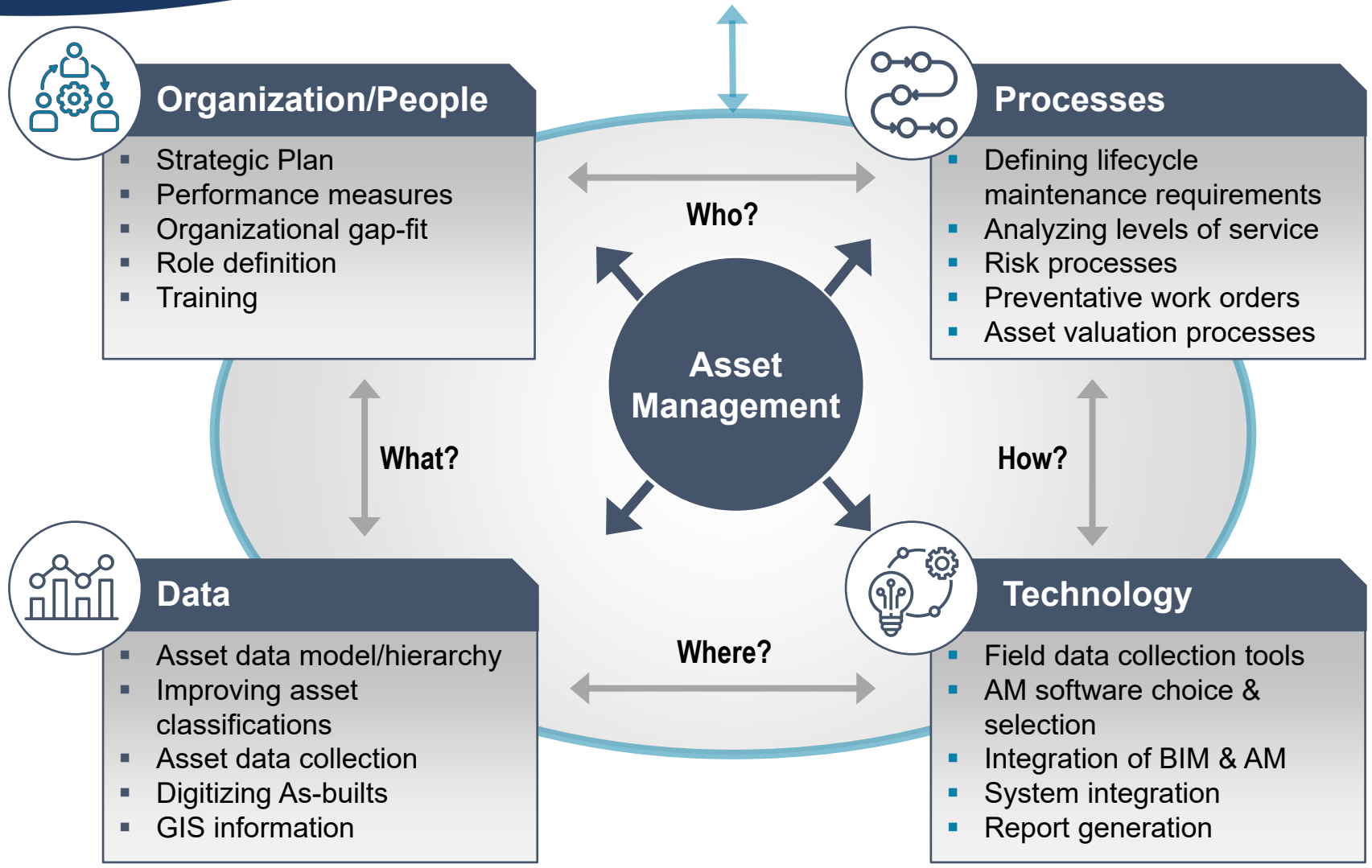
Asset Management Timeline in TPW



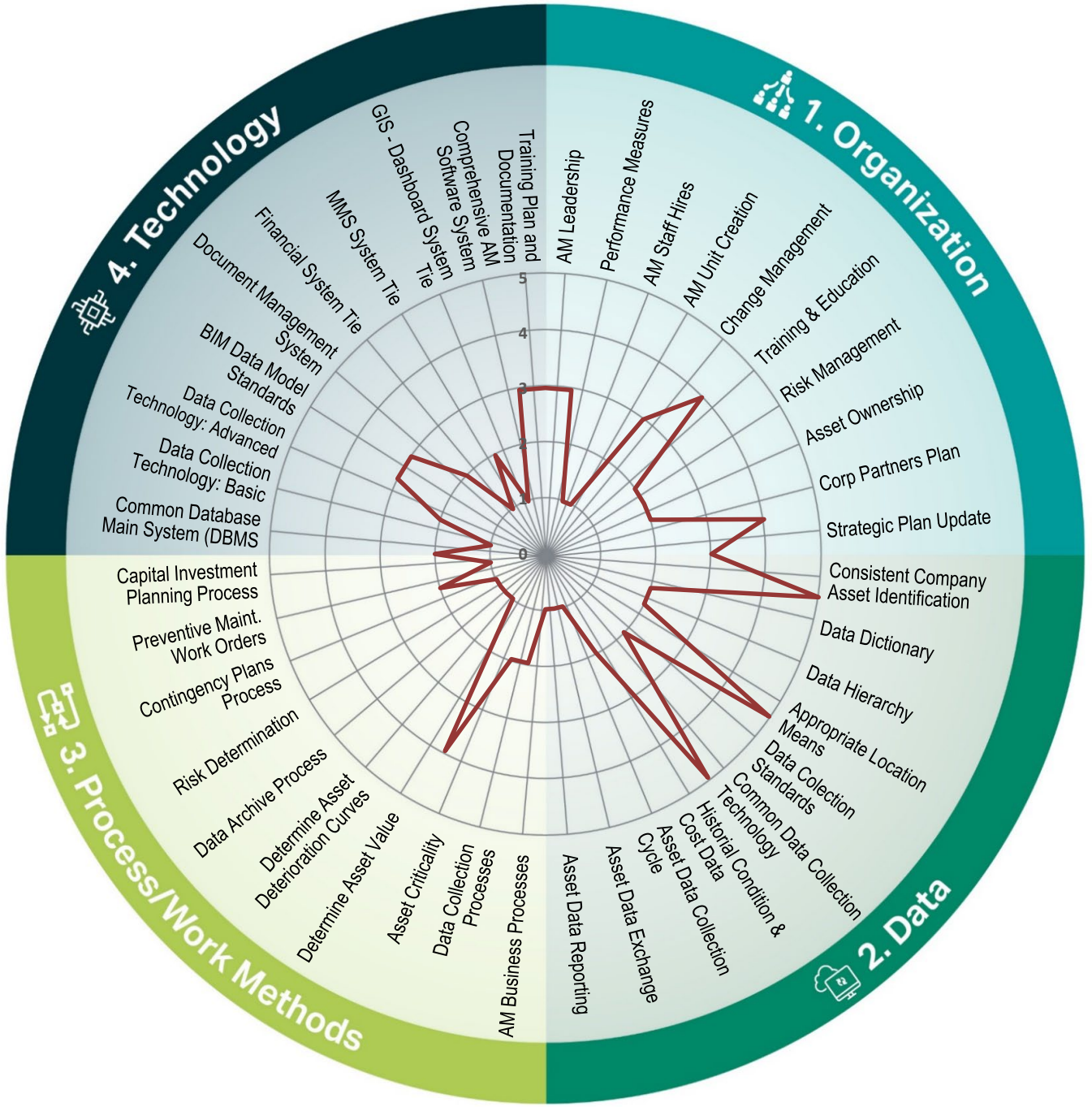
TPW's Process



4-Pillar Approach


Organization/People
Strategic Plan
Performance measures
Organizational gap-fit
Role definition
Training
Processes
Defining lifecycle maintenance requirements
Analyzing levels of service
Risk processes
Preventative work orders
Asset valuation processes
Who?
What?
Asset Management
How?
Where?
Data
Asset data model/hierarchy
Improving asset classifications
Asset data collection
Digitizing As-builts
GIS information
Technology
Field data collection tools
AM software choice & selection
Integration of BIM & AM
System integration
Report generation

Gap Analysis



5 YEAR
AM ROADMAP

*Actions to be taken by TPW internally

		Domain Name	Score	YEAR 0 FY 2022 Prop Actions	Score	YEAR 1 FY 2023 Prop Actions	Score	YEAR 2 FY 2024 Prop Actions	Score	YEAR 3 FY 2025 Prop Actions	Score	YEAR 4 FY 2026 Prop Actions	Score	YEAR 5 FY 2027 Prop Actions
Organizational	1.1	AM leadership	3	Identifying key role within department and technology leader*	3	Develop AM/Technology leader's roles and responsibilities*	4		4	Evaluate and refine roles and responsibilities	5		4	
	1.2	Performance Measures	2	Top level discussions	2		2	Create top 5 strategic PM	3	Create top 10 strategic PM	4	Create top 15 strategic PM	4	Create top 25 strategic PM
	1.3	Staffing	1	Draft 2 staffing requisitions*	1	Post and obtain 2 GIS positions pending approval. Keep evaluating staffing level and needs*	2	Evaluate resource needs*	3	Evaluate resource needs*	4	Evaluate resource needs*	4	Evaluate resource needs*
	1.4	AM Unit Creation (virtual or "real")	1	Drafting Organizational AM Chart	1		1	Draft AM virtual unit description	2	Formalize virtual unit	3	Establish formal unit with policy and procedures*	4	
	1.5	Change Management	2	Initiate AM Strategic Plan	2		2		2	Conduct CM review exercise	3	Implement CM recs	4	Conduct CM exercise
	1.6	Education & Training	4	Hosted workshops	5	Develop high-level training program with further documentation*	5	Implement high-level training program	5	Continuing Education	5	Continuing Education	4	Continuing Education
	1.7	Risk Management	2		2		2	Develop divisional level risk framework	3	Implement Risk framework	4		4	Dept level Risk exercise
	1.8	Asset Ownership	3	Developing asset ownership org chart & capabilities chart	3	Create lookup table	4	Further asset ownership	5	Update lookup table	5	Further asset ownership	4	Further asset ownership
	1.9	Corporate Partners	2		2	Framework	2	Identify potential partners	3	Framework	4	Layout simple strategy	4	Implement strategy
	1.10	Strategic Plan Update	4	Creating Strategic Plan	4	Complete initial SP & gain consensus	5	Provide additional detail to pertinent sections of Strategic Plan	5	Evaluate & update Strategic Plan	4	Evaluate & update Strategic Plan	4	Full update SP
Data	2.1	Asset ID	5		5		5	Verify & further document	5		5		5	
	2.2	Data dictionary	4		4		4	Verify & further document	5		5		5	
	2.3	Data Hierarchy	2		2		2	Exercise to review	3		3		3	
	2.4	Location	4		4		4	Verify & further document	5		5		5	
	2.5	Data Collection standards	4		4		4	Formalize & further document	5		5		5	
	2.6	Data collection technology (exist)	5		5		4	Formalize & further document	5		5		5	
	2.7	Historical Condition & cost	3		3		3	Example to research	4	Example to data bank/mine	5		5	
	2.8	Data collection cycle	2		2		2	Detailed study	3	Adopt standard schedule*	3		3	
	2.9	Asset data exchange	1		1		1	Study w/partners	2	Data interchange standards	3		3	
	2.10	Asset data reporting	1		1	Develop inventory dashboard	2	Improve reports/dashboards	3	Improve reports/dashboards	4	Update & improve reports/ dashboards	5	
Business Processes	3.1	AM Business Processes	1	Identify BMP	1		1	Adopt protocols & standards*	2	Map out processes	3		3	
	3.2	Data Collection (DC) Processes	3	Research Data Collection Standards	3		3	Draft data collection standards	4	Trial standards	5	More formally adopt	5	
	3.3	Asset Criticality	2		2		2	Extend corp framework	3	Trial & test framework	4	More formally adopt	5	
	3.4	Determine Asset Value	1	Identify current processes	1	Agree asset valuation method	2	Trial & test framework	3	More formally adopt	4		4	
	3.5	Determine Asset Deterioration Curves (DC)	1		1		1	Review/borrow deterioration curves methods from other agencies	2	Trial & test framework	3	More formally adopt	4	
	3.6	Data Archive Process	1		1		1	Agree DA process	2	Trial & test framework	3	More formally adopt	4	
	3.7	Risk Determination	3		3		3	Agree wider RD process	4	Trial & test framework	5	More formally adopt	5	
	3.8	Contingency Plan Process	1	Ad-hoc meetings*	1		1	Agree wider CPP process	2	Trial & test framework	3	More formally adopt	4	
	3.9	Preventative Maintenance WO's	3	Develop report on WO's	3		3	Agree wider PWO processes	4	Trial & test framework	5	More formally adopt	5	
	3.10	Capital Investment Planning (CIP)	1		1	Agree wider CIP process	2	Trial & test framework	3	More formally adopt	4		4	
Technology	4.1	Common DBMS	3		3	Document DBMS standards & procedures	4		4		4		4	
	4.2	Data Collection Technology: Basic	3		3	Document & record procedures	4	Adopt new standards*	5		5		5	
	4.3	Data Collection Technology: Adv.	3		3		3		3	Doc & rec procedures	4	Adopt new standards*	4	
	4.4	BIM Data Model standards	1		1		1		1	Doc & rec procedures	2	Adopt new standards*	3	Improve standards
	4.5	Document Management System	2	Research Vendors	2		2	Study & record	3	Adopt new standards*	4		3	
	4.6	Financial System Tie	1		1		1	Determine data move	2	Design interfaces	3	Install Interfaces	4	
	4.7	MMS System Tie	2		2		2	Study MMS/Peoplesoft	3	Design interfaces	4	Install Interfaces	5	
	4.8	GIS-Dashboard System Tie	1	Research Vendors	1	System Update	1	Develop requirements	2	Design & setup	3	Refine	4	
	4.9	AM Software System	4		4	System Update	4	Continue support & refine	5	Continue support & refine	5	Continue support & refine	5	Continue support & refine
	4.10	Training & Educ. Plan & Doc.	2		2	Develop technology & education training plan	3	Implement technology & education training plan	4	Continue training & education	5	Continue training & education	5	Continue training & education

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Progress to Date

17 Workshops

34 Weekly catchup meetings

4 Focus group meetings

1 Consensus Building Workshop

1 Final Executive Meeting

Project Duration

12 months

40 processes road mapped

Priority

Asset Valuation

Staff Hires

Preventative Maintenance Work Orders

Recognized department deficiencies for

Improvement

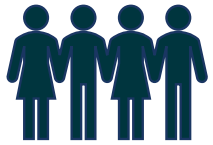
Educated

in scientific/data run process for AM

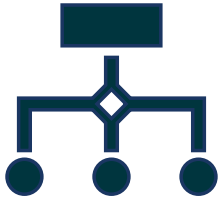
FORT WORTH®

Next Steps

1. Procure additional staff



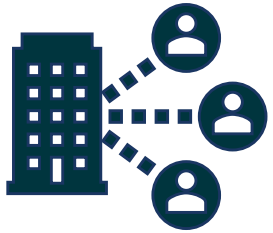
2. Establish roles for AM Leadership



3. Encourage a culture of AM

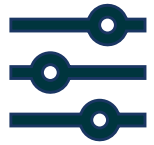
4. Documentation of new processes

5. Preventative Work Orders Program



6. Develop & mature forecasting tools

7. Program Review



Agency Support

Hire staff

Prioritize and support maturing the asset management program

Resources for planned efforts/projects

Questions?

Thank you!

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