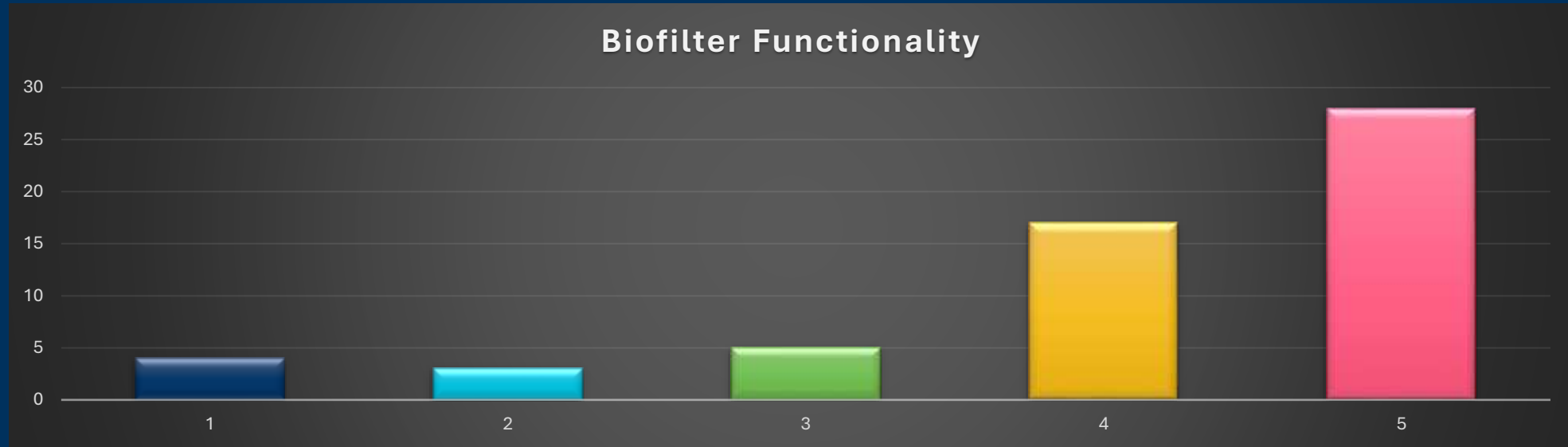




SQID Asset Management Square 1

Lessons learned from working at 3 Councils

Asset managers role

WHAT DO YOU HAVE?

WHERE DO YOU HAVE IT?

WHAT CONDITION IS IT IN?

WHAT ARE YOU GOING TO DO ABOUT IT?

What do you have?

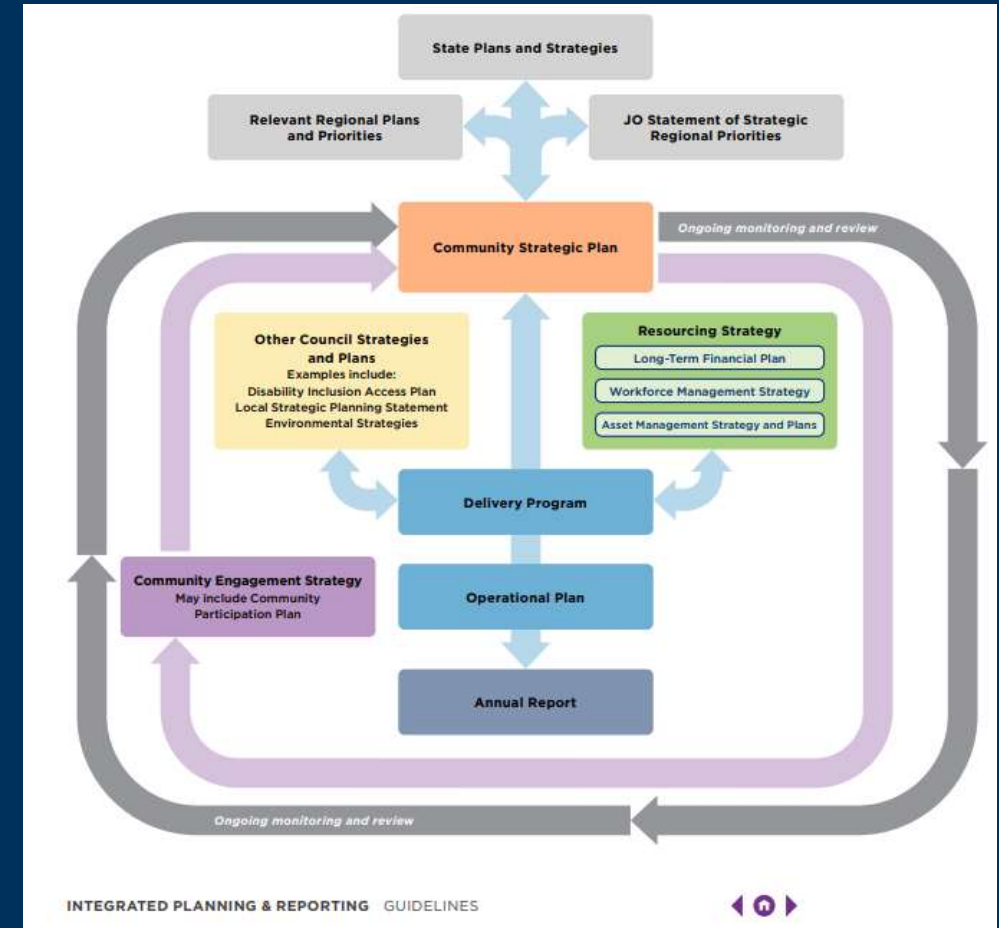
Reference slide

- Digging for documents:
 - Design report
 - Detailed design
 - Bill of Quantities
 - Works as executed
 - Cleaning specification/Data sheet
 - Photo points (2-3)



How do you store the information?

- Asset management systems such as Tech1 or MyData
- Provides one source of truth
- Hugely important for funding



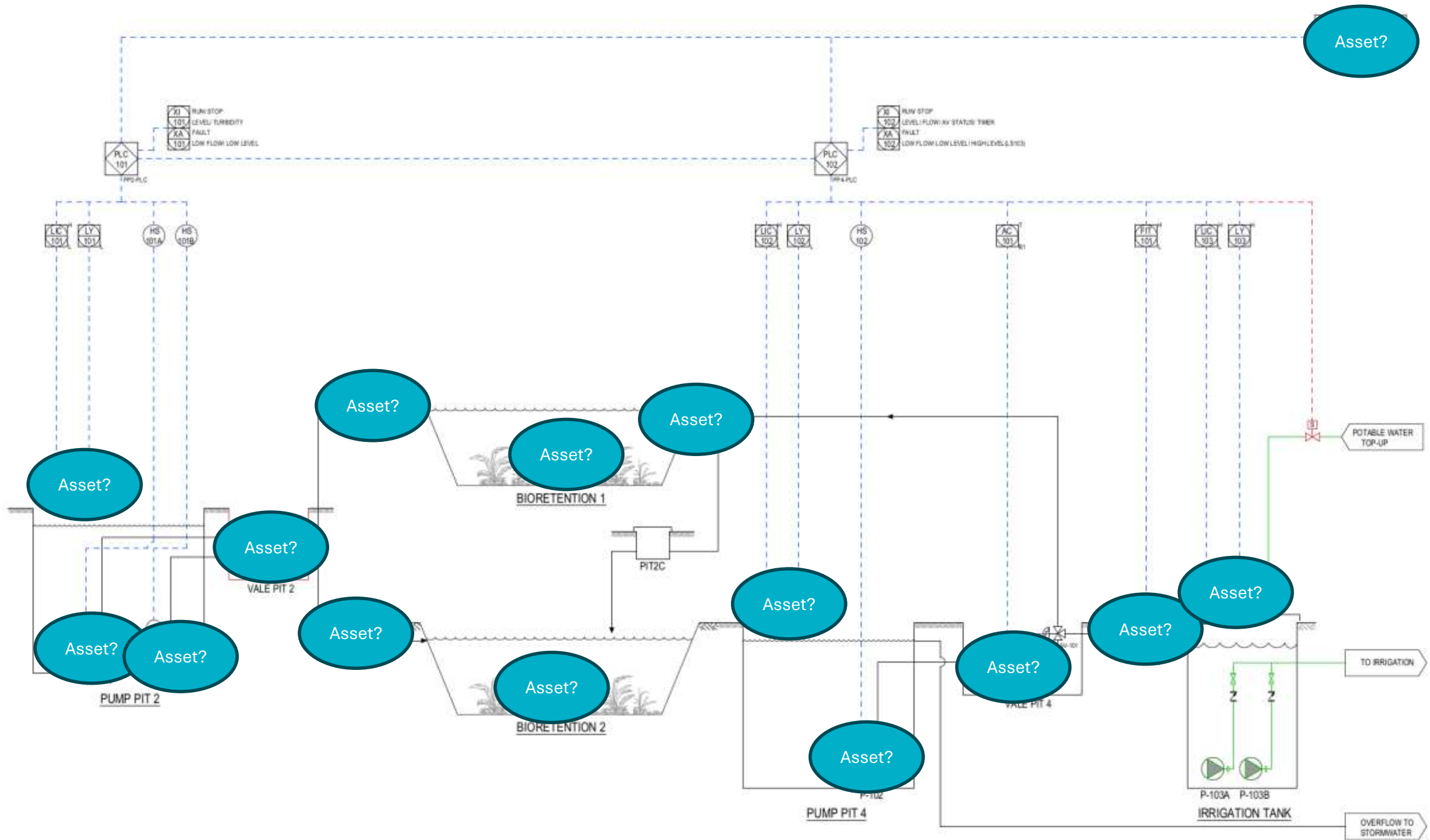
Parameters to store

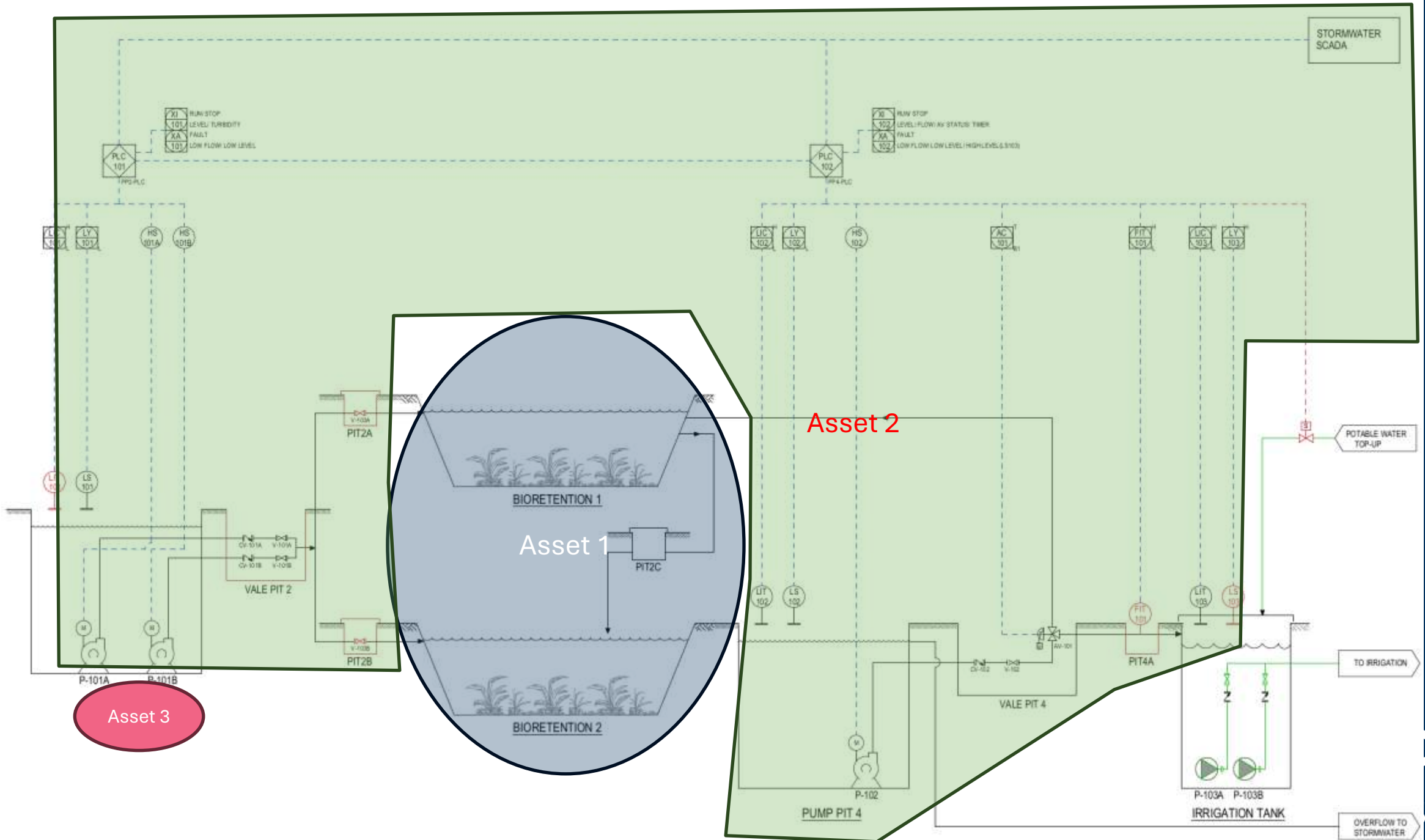
Reference slide

- Asset sub-class (eg bio-filter, Water harvesting, GPT)
- Asset Category (eg rack, sed basin, bio-retention, vault)
- Asset Name (develop a 30 character naming convention eg [Road name/reserve name], asset category)
- Model (if proprietary)
- Date Constructed
- Cost
- Geometry (area or length) (if bespoke)
- Structural score (IPWEA)
- Capacity Score
- Location information
- Source of the project (developer, Council, TfNSW etc)

**What is a capitalised asset?
(or)
How do you cut a cake?**





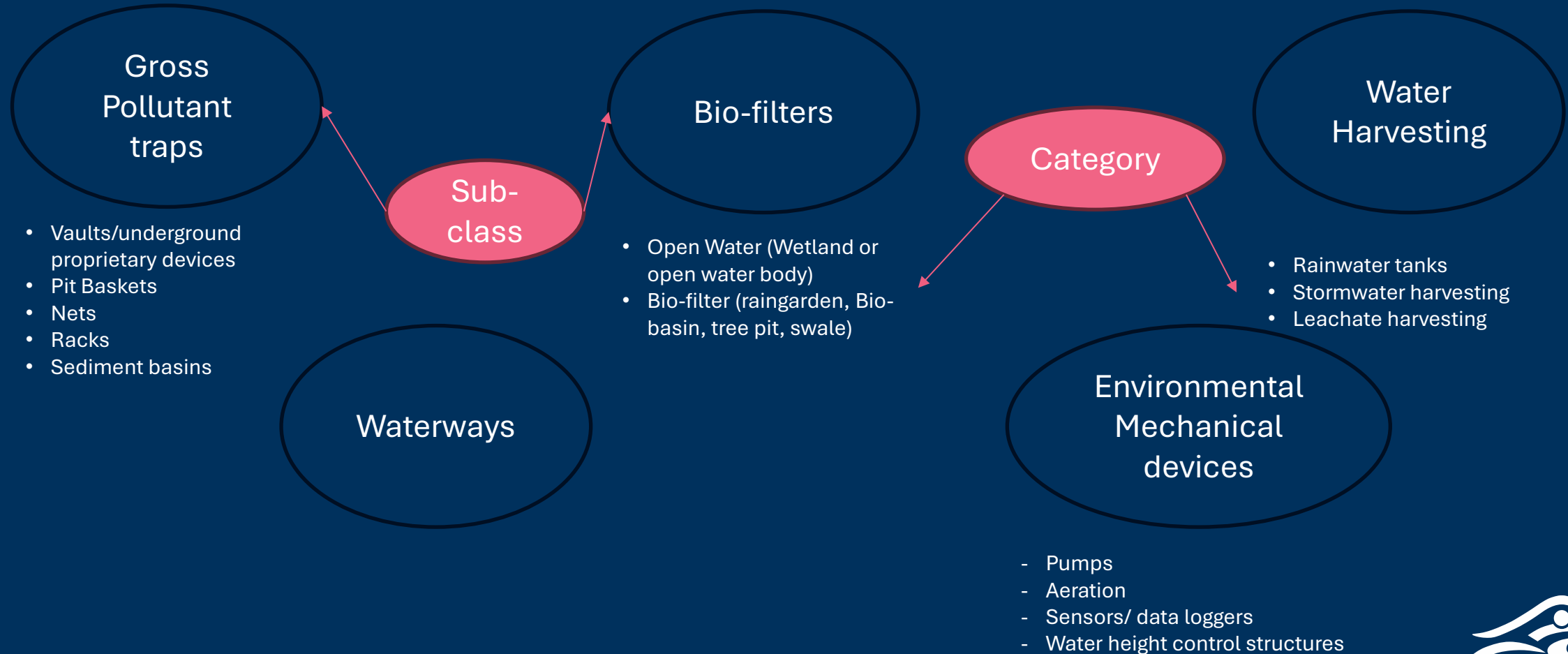


What is a capitalised asset? (or) How do you cut a cake?

- Group what you can, but identify physically separate assets as individual assets
- A single asset is a maintainable unit

Asset Tree Organisation

Reference Slide



Detailed database

Reference slide

- Further information to store
 - Photos of the device (during construction and throughout its life)
 - Historic Cleaning information
 - Spreadsheet of devices (basis for an AMP)
 - Store many different parameters for analysis eg
 - What catchment its in?
 - What's the contributing catchment?
 - Impervious fraction of the contributing catchment
 - Life cycle information (costs for various things)
 - Origination of the project (council, developer, TfNSW etc)
 - Related assets (treatment train)
 - Breakdown of relevant sub-assets
 - Audit information
 - Cleaning frequencies

Where do you have it?

The role of GIS

- Asset management
- Strategic planning
- Maintenance

What condition is it in?

- Structural rating (IPWEA Practice notes)
 - A measure of how long the asset has left before you need to re-build it (remaining useful life)
 - Renewals



Capacity rating

- Can the device meet the services expectations of the catchment?
- Can the device meet the service expectations of the inflows?
 - Low capacity sites are good candidates for upgrades



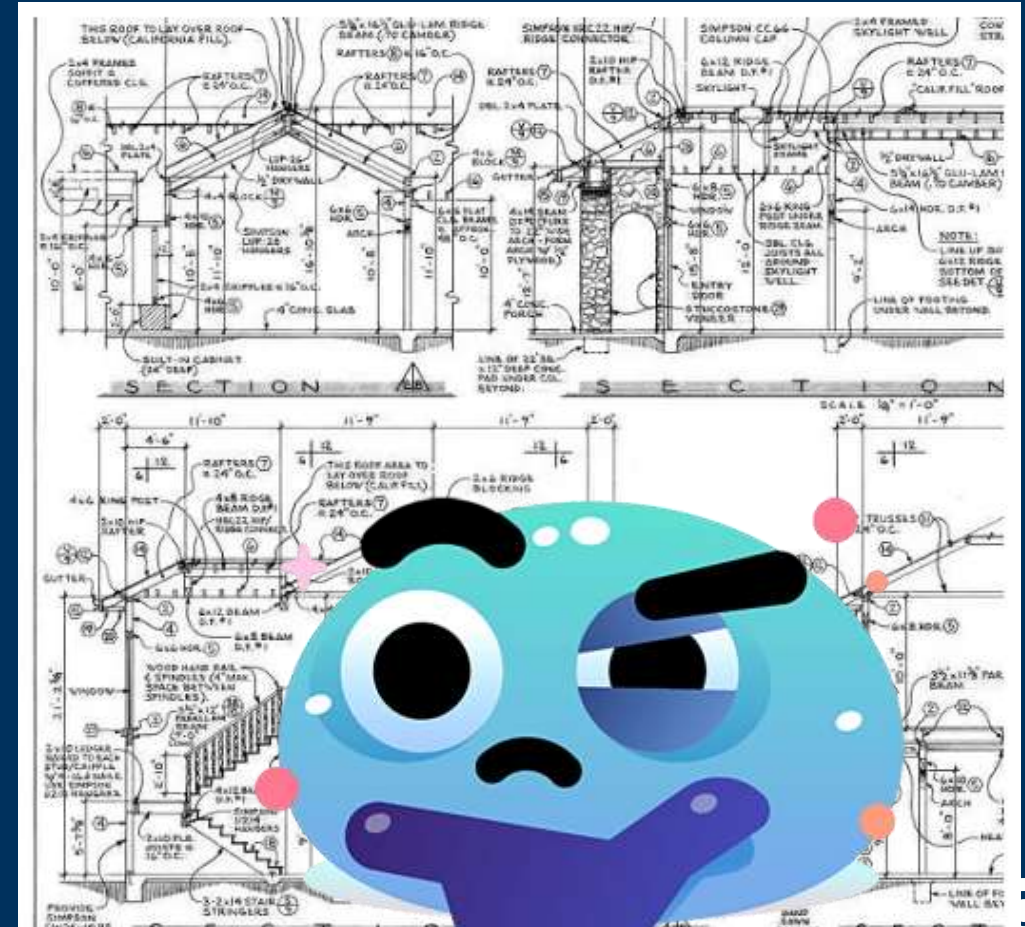
Functional rating

- A measure of how well are the parts working
 - Poorly functioning devices often need a more maintenance.
 - It may also be related to how much inflow is coming in



Auditing

- Don't audit your bio-filters, stormwater harvesting devices or sediment basins until you've gotten familiar with them – at least a year.
- You want to know where everything is before getting an auditor out
- Go with them to all devices. Things get missed easily. The device itself or parts of the device.
- GPT's are easier to see and understand



What are you going to do about it?

- Prioritised rectifications from auditing
 - Will highlight maintenance and renewals required and good upgrade options.
 - Low hanging fruit



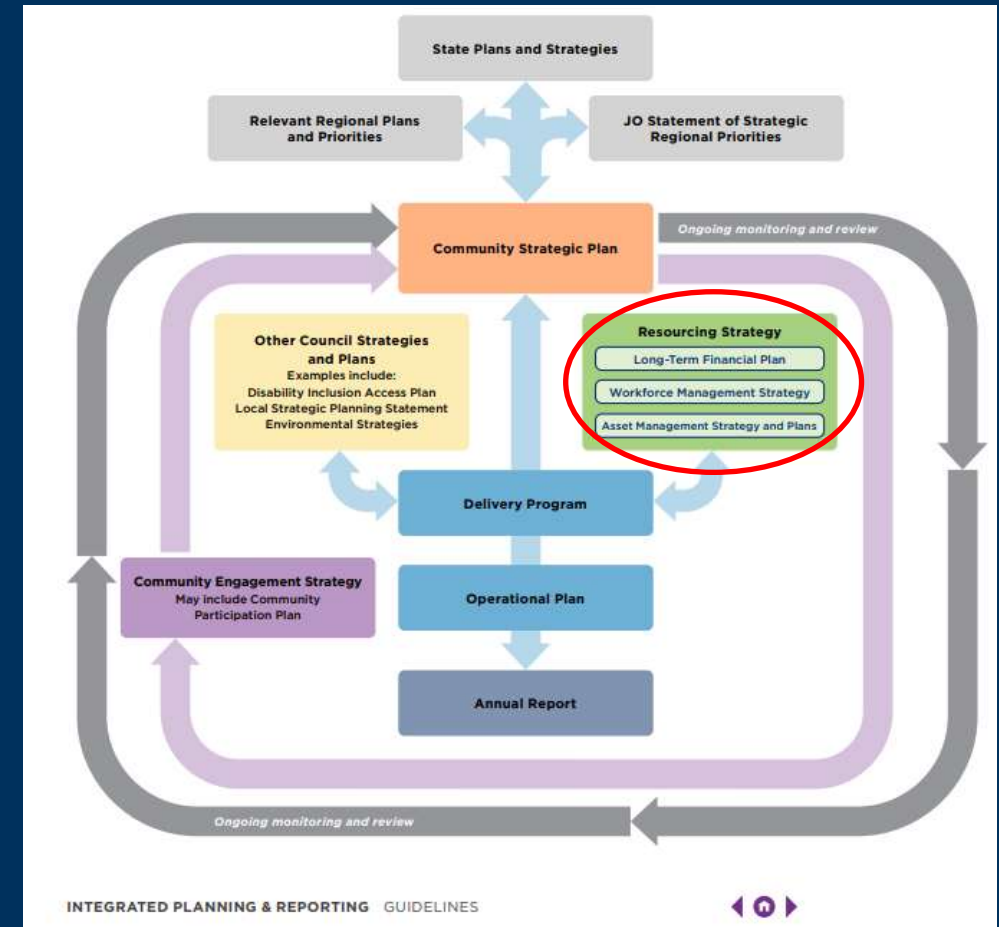
What are you going to do about it?

- Sub-catchment planning (for initiatives and upgrades)
- Put all options on the table and prioritise them
- Developer contribution schemes/ developer built assets
- Identification of Council led initiatives
- Get these adopted or noted in your plans of management



Asset Management plans

- Asset management plans – Integrated planning and reporting
- Maintenance staff know nothing (of AMPs)
- AMPs are your sword for getting what you want



Funding

- Stormwater management service charge
 - Use to fund upgrades and initiatives
 - 70/30 split with General reserves
- Special rate variations SRV's
 - Depends
- General reserves
 - Use it to fund renewals and maintenance through Asset Management Plans
- Grants
 - Use these to fund initiatives and upgrades
 - But be ready! Have a design shelf.
- Developer contributions
 - Most likely will fund initiatives and Upgrades in response to increased population