

Tame the Beast

Let's start with the basics

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Getting Started

Fundamentals for Success

context of presentation ... KCM 6 year TAMP

- **6 year TAMP is one element an overall agency asset management program**
 - near term focus of a 6 year planning horizon
 - capital asset project development
 - addresses projects for maintaining a SGR
 - focus on fixed assets
 - used to build budget projections and proposals for bi-annual budget process out to 6 years
- **what makes it successful**
 - lessons learned
 - challenges
 - importance of building the fundamentals



Making Tamp Successful

6 ways to CYA

Tame the Beast

Six ways to CYA ...

Building for Success

- Count
- Catalogue
- Categorize
- Critique
- Communicate
- Capitalize



CYA # 1

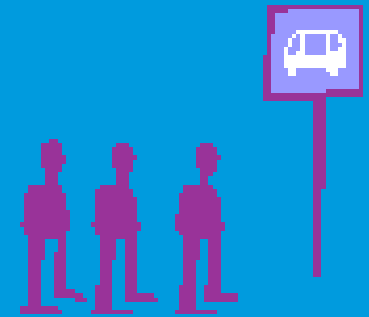
Count Your Assets

Count Your Assets

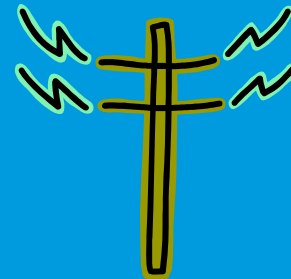
- Complete inventory
 - verify
 - » what
 - » how many
 - » where
- be smart
 - use existing systems
 - internal knowledge
- remember the hidden stuff
 - underground
 - non maintenance items
 - out of sight, out of mind assets



1,550 Sheltered Stops



9,764 Bus Stops



9,077 Trolley Connections



48 Park & Ride Lots

CYA # 2

Catalogue Your Assets

Catalogue Your Assets

Gather Relevant Information

✓ Age

✓ useful life

✓ in service date

✓ cost

✓ name plate information

✓ location

✓ performance data

✓ specific comments

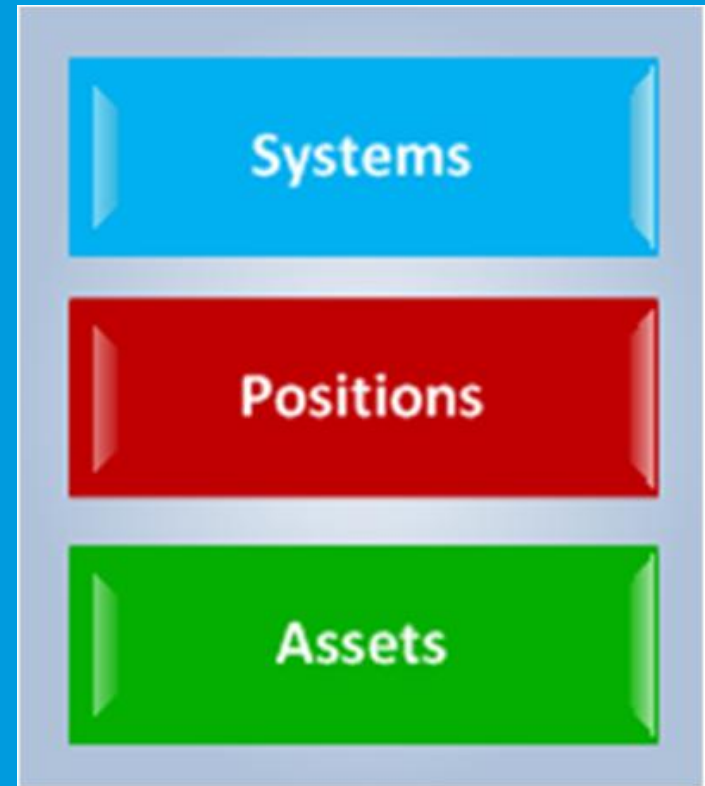
Date Refurbished	Tag #	Stop ID	On Street	Cross Street	Side/Dir.
2005					
04/01/2005	5155	53720	4th Ave SW	SW 156th St	ES/NB
04/01/2005	2955	60638	S 320th St	23rd Ave S	NS/WB
04/08/2005	4980	12860	Jefferson St	Broadway	NS/WB
04/08/2005	9153	64450	Maple St NW	NW Gilman Blvd	WS/SB
04/08/2005	8130	64451	Maple St NW	NW Gilman Blvd	ES/NB
04/08/2005	8875	64572	NW Gilman Blvd	NW Juniper St	NS/WB
04/08/2005	6270	64594	West Lake Sammamish Pkwy SE	188th Ave SE	NS/WB
04/08/2005	7955	74202	124th Ave NE	NE 133rd PI	WS/SB
04/08/2005	2520	84824	NE Bellevue Redmond Rd	140th Ave NE	NS/WB
04/15/2005	8306	24950	35th Ave NE	NE 110th St	WS/SB
04/15/2005	1605	64045	Coal Creek Pkwy SE	I-405 Exp Ramp	SS/EB
04/15/2005	1985	71370	NE 24th St	152nd Ave NE	SS/EB
04/15/2005	3236	75995	Woodinville P&R AcRd	NE 179th St	WS/SB
04/22/2005	9161	3570	12th Ave S	S Judkins St	ES/NB
04/22/2005	9158	45680	S Myrtle St	32nd Ave S	NS/WB
04/22/2005	2985	70100	Juanita Woodinville Way NE	NE 140th St	WS/SB
04/22/2005	8085	72060	NE 70th PI	132nd Ave NE	NS/WB
04/29/2005	7410	11170	Broadway	E Howell St	ES/NB
04/29/2005	1035	19240	24th Ave NW	NW 85th St	WS/SB
04/29/2005	7655	35825	23rd Ave E	E John St	ES/NB
05/03/2005	2950	74721	Kingsgate P&R AcRd	116th Way NE	WS/SB

CYA # 3

Categorize Your Assets

Categorize Your Assets

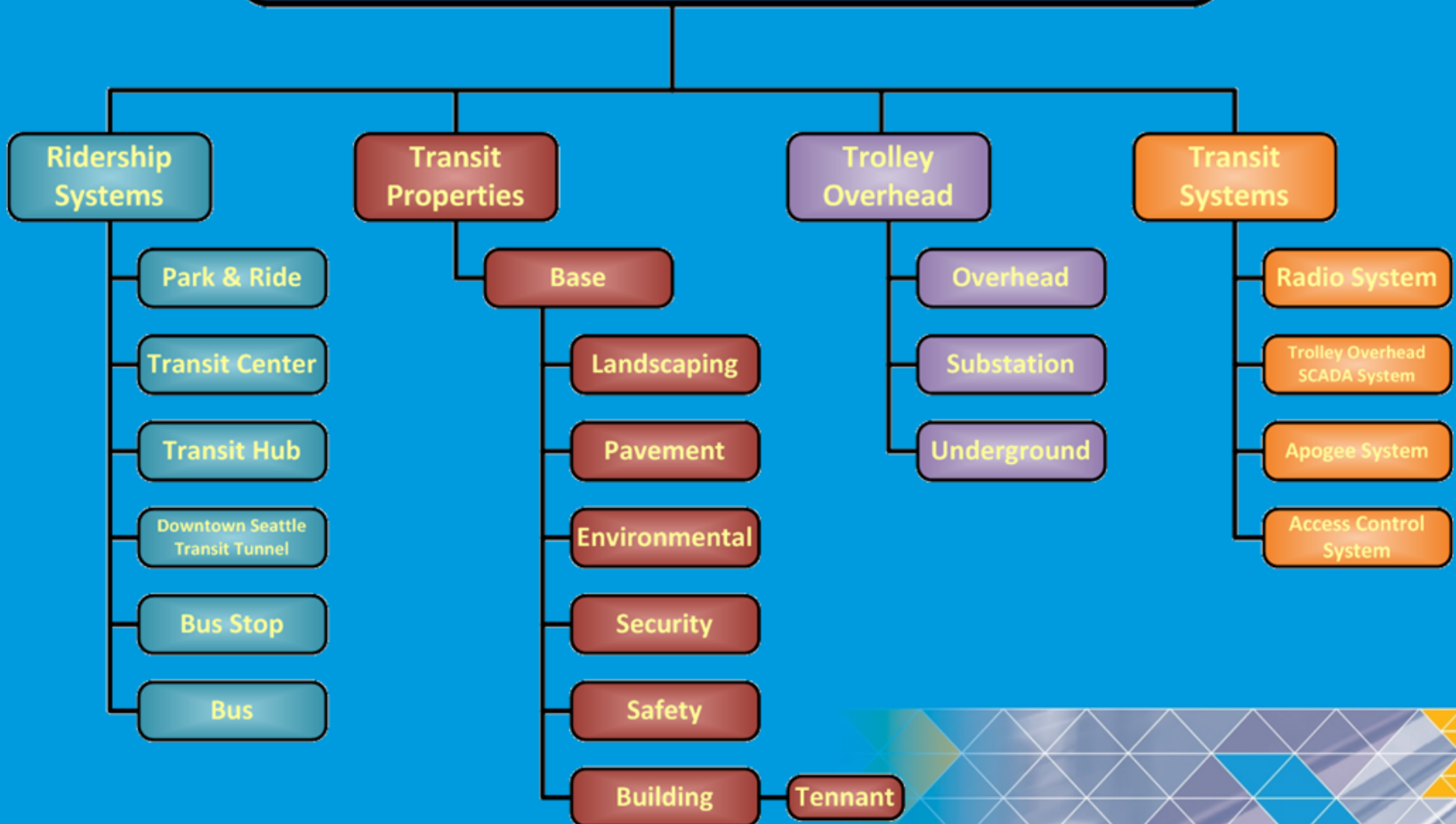
- **create a hierarchical relationship of:**
 - » Sub-components
 - » Components
 - » Equipment
 - » Systems
 - » Assets
- **asset class**
 - » roll-up into asset classification groupings



CYA # 3

Categorize Your Assets

Transit Facilities Enterprise Database

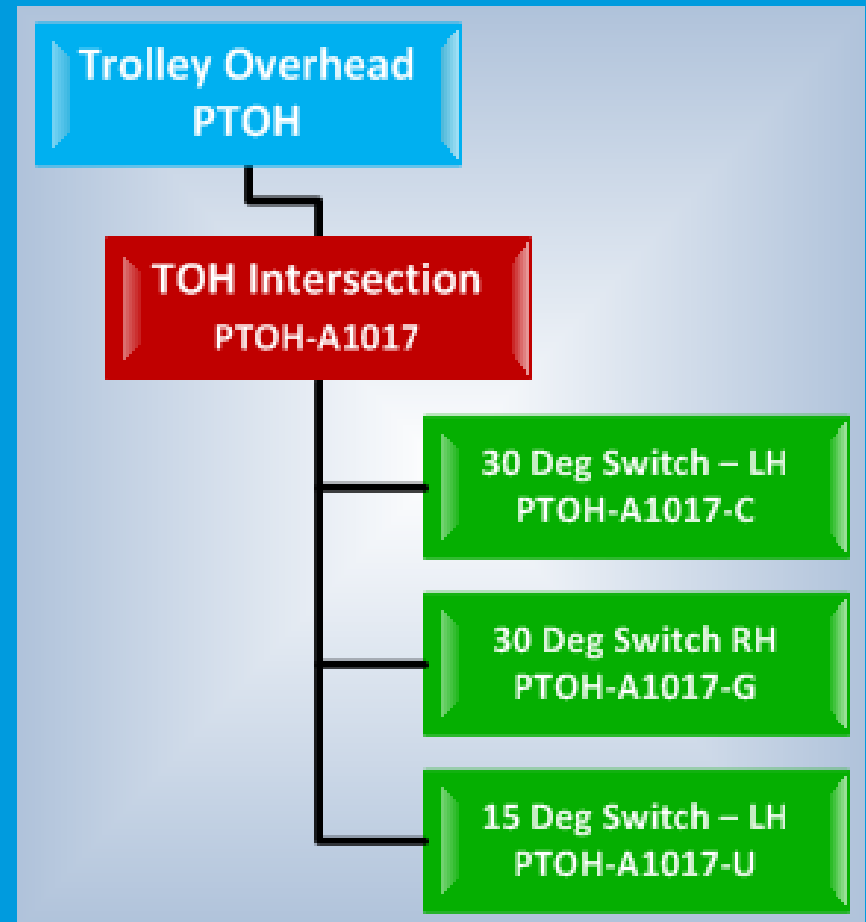


CYA # 3

Categorize Your Assets

Categorize Your Assets

- **create a hierarchical relationship of:**
 - » Sub-components
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CYA # 4

Critique Your Assets

Critique Your Assets

- condition assessment
 - internal maintenance staff
 - » maintenance history
 - » operating performance
 - internal engineering staff
 - » inspection and testing
 - external consultants
 - » specialized testing
 - » establish decay curves
- life cycle assumptions
 - » based on industry standards
 - » manufacturer recommendations
 - » age
- agency experience



CYA # 5

Communicate Your Asset

Communicate Your Asset information

- asset management team approach
- shared decision making
 - risk matrix
 - criticality and consequences
 - condition
 - performance
 - business needs
 - agency goals



CYA # 6

Capitalize Your Assets

Capitalize Your Asset

- **tool to aid in developing a meaningful capital asset management program**
 - provides information for decision making
 - not a stand alone tool
 - Identifies needs
 - prioritizes options
 - addresses the primary need of maintaining assets in a SGR
 - one essential element of the total equation
 - used in consideration with other program inputs
 - importance in a constrained budget environment

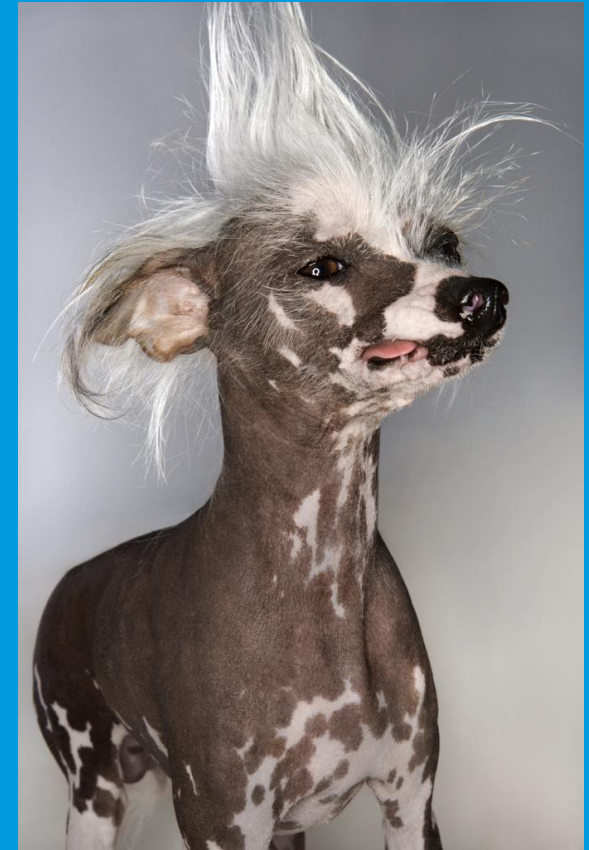


Tamed the Beast ?

a take away or two for your consideration

Lessons learned

- keep it simplistic
 - prioritize, one piece at a time
 - quality not quantity, get it right the first time
- utilize your existing resources
 - MMIS data, history, construction documentation
 - utilize existing organizational structure to your advantage
- consider your agency business needs and strategic goals
- set a good foundation
 - hierarchal alignment is important
 - condition rating criteria and consistency is important
- communicate across lines of business
- SGR projects need to have equal consideration
 - pay me now or pay me later



The Beast is Tamed

When the Beast is Tamed

Six ways to CYA and Build a Foundation for Success

- Count
- Catalogue
- Categorize
- Critique
- Communicate
- Capitalize



Murphy's Law

MANAGE your **ASSETS**

..... or

THEY will manage **YOU**

