

Asset Management Tips and Tricks

15 minutes of practicality

By Paul Crocker, CRL

Agenda

- Asset Lifecycle
- Linear Assets
- Vertical Assets
- Asset Data
 - Where to get the Data
 - Locations
 - Parent Child Relationships
 - Strategic Spares
- Resources to Help you Grow and Know

Asset Lifecycle

- Business Needs Analysis
- Strategic Asset Management Plan
- Design
- Build
- Operate
- Maintain
- Modify
- Upgrade
- Dispose

Linear Assets - Examples

- Mains
 - Storm Water, Sanitary, Drinking Water
 - Reservoirs
- Power Distribution
 - Aerial, Buried, Transformers, Substations, Poles
- Roadways

Vertical Assets - Examples

- Pumps
- Motors
- Gearboxes
- Valves
- Motor Control Centers
- Air Compressors
- Valve Actuators
- HVAC Equipment

Asset Data

- Tools you'll need to collect the data. This is labor intensive
 - Pen, Pencil, Paper, Clipboard and a Warm Body
 - Access to the facility
 - With just those items you can begin your Journey for building your asset register
 - Desktop Computer with Microsoft Excel or Access Database
 - Below are Options / Modifiers to that Data (Nice to have stuff)
 - Laptop Computer or Tablet PC (nice to have but not necessary)
 - Can be used in-lieu of Pen and Paper
 - Digital Camera (nice to have but not necessary)

Asset Data

- Where to get the data
 - Location (where the physical asset sits)
 - Company, Facility, Building, Floor, Room
 - At the Asset (At a minimum collect the following)
 - Manufacturer
 - Vendor
 - Model
 - Serial Number
 - Equipment Description

Asset Data Continued

- From the Engineering Specification
 - Contract Information
 - Spec Section Number

- From the Engineering Drawings
 - Drawing Set information
 - Drawing Sheet number
 - P&ID data
 - Tag Number (Will become the Unique Asset Number)

Asset Data Continued

- Examples of what this all looks like
- Ammonia Metering Pump 3 – what it looks like
- Hand Collected Data and Data Transcribed to Excel
- Finally what it all looks like put together in the CMMS



Resources to Help you Grow and Know
more about Asset Management



Resources other than EFCN

- I'll send Dawn a word document with these resources to you don't have to write them down during the webcast
- Environmental Finance Center Network (EFCN)
- <http://efcnetwork.org/>
- Environmental Finance Center Network (EFCN) Tools
- <http://efcnetwork.org/resources/tools/>
- The Institute of Asset Management (iAM)
- <https://theiam.org/>
- The Big Picture (iAM)
- <https://theiam.org/knowledge/Big-Picture>
- Society for Maintenance and Reliability Professionals (SMRP)
- <http://www.smrp.org>
- Association of Asset Management Professionals (AMP)
- <http://www.maintenance.org/>

Thank you

- Please send your Questions or comments to
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