Asset Management Committee Report to BACWA Board

Committee Meeting on: 6/4/24
Executive Board Meeting Date: 6/21/24
Committee Chairs: Rebecca Overacre (EBMUD) and Khae Bohan (CCCSD)

Committee Request for Board Action: None

23 attendees (including 3 guest speakers) representing 10 member agencies. The workshop was held at Central San in Martinez.

CMMS Software Selection

John Sorrell from Hazen and Sawyer shared the experience of Orange Water and Sewer Authority (North Carolina) in selecting a new CMMS software system. Presentation content included:

- Drivers for the agency's decision to pursue new CMMS software, which for this agency included failures of major water pipelines.
- Internal preparations that the agency made regarding the software vendor selection process, since major software selection is not a routine procurement activity. It requires significant effort to document all of the agency's requirements. For example, this agency placed high value on the ability to retrieve information out of the CMMS software, and on the software's built-in functionality to assess risk.
- Details about how the agency ranked and scored proposals, including the interview process and the importance of checking references. Demos were a helpful part of the selection process.

The agency ultimate selected NEXGEN and is currently in the process of setting up the new CMMS system, which includes a significant effort to clean up and migrate data.

After the presentation, the committee held a panel discussion with representatives from Central San, EBMUD, and Delta Diablo. These three agencies use Cityworks, Maximo, and MainSaver, respectively, for their CMMS software. The panel discussion discussed how they use the CMMS software for vertical and/or horizontal assets; which Key Performance Indicators they use; and staff requirements for asset management. Panelists noted the importance of involving maintenance staff when developing an asset management database, and the importance of having SOPs for entering asset information.

Electrical Condition Assessment at Central San

Brian Watanabe (HDR) and Doug McHaney (ArcSine) discussed a recently completed comprehensive asset evaluation of electrical equipment at Central San. The initial focus of this assessment was on the steam system, and it expanded from there to include all electrical assets (also refer to this 2022 presentation from Central San to the Asset Management committee). The presentation covered the different methods used to score electrical equipment, including probability of failure and percent of original life. The strategy used in this assessment was to "look closely, once" instead of evaluating each asset multiple times. The project team establishing a Remaining Useful Life (RUL) for each asset based on its capacity, sustainability/optimization (which included safety, seismic vulnerability, and maintenance considerations), and age considerations. In this particular case study, consequence-of-failure and regulatory requirements were not differentiating factors for RUL among electrical assets.

After the presentation, attendees discussed how the need for electrical shutdowns can impact asset evaluations. Unlike in past years, maintenance is now conducted almost exclusively on de-energized equipment; this safety enhancement affects both the architecture of new equipment and maintenance activities on existing equipment.

Next Meeting: Q3 2024, TBD