

Asset Management Committee

Report to BACWA Board

Committee meeting on 05/13/2025

Executive Board Meeting Date: 06/20/2025

Committee Chairs: Khae Bohan (Central San)
and Rebecca Overacre (EBMUD)

Committee Request for Board Action: None

33 attendees from 12 member agencies participated in-person at Central San in Martinez.

Asset Management Workshop

The committee heard about the asset management journeys of three BACWA member agencies.

Sonoma Water - [Link to Slides](#)

Michelle Eckard, Ray David and John Almazan (Carollo) provide information about Sonoma Water's recent efforts on an agency-wide asset management program, as well as master planning specifically for the Sonoma Valley wastewater treatment plant. The agency recently implemented a new Computerized Maintenance Management System (CMMS) from NexGen; rollout required creation of a new asset registry for the Sonoma Valley plant, and a condition assessment that was completed mostly via visual inspections. The master planning effort concluded with recommendations for an updated 20-year CIP.

West County Wastewater District - [Link to Slides](#)

Mohammad Ghoury (West County Wastewater) described how he led the district's rapid development of GIS and CMMS systems beginning in 2021. The journey began with a [GIS strategic plan](#) to implement a district-wide GIS system in the cloud. The district selected a new CMMS system (Cityworks) and had it up configured in only 4 months using [Rapid Ready by Woolpert](#). The district is now using the new CMMS system for creating, assigning, and tracking work orders, and they can track preventative and reactive maintenance. Planned enhancements include integration of permitting, Laserfiche as-builts, and SCADA integration into the GIS system; more CMMS reporting dashboards that can be viewed by multiple users across the district; and incorporation of the CIP into the GIS system. They also plan to use the system for prioritizing sewer system pipeline projects.

Silicon Valley Clean Water (SVCW) - [Link to Slides](#)

Chathu Abeyrathna and Vishwa Ram from SVCW, in collaboration with Ken Pilkins from [Nexinite](#), shared insights into the implementation of their Equipment Information Management System (EIMS). Both the EIMS and the accompanying Project Management Information System are built as Model-Driven Apps using Microsoft's Power Platform, leveraging Dataverse, SharePoint, Power BI, and Power Automate for seamless integration and functionality.

Because the majority of SVCW's assets are located at the treatment plant—with only two force mains located externally—GIS integration was not a core requirement, though the capability is available. The project included a comprehensive update to the asset registry, which now tracks approximately 3,000 assets.

The system was designed with staff input to be highly searchable and accessible across devices (mobile, desktop, etc.). Cloud-based data storage eliminates version control issues commonly associated with Excel files. Additionally, the centralized architecture ensures real-time data availability and consistency across teams. Role-based access controls enhance data security while providing appropriate visibility for different user groups. The intuitive interface and integration with familiar Microsoft tools reduce training time and improves user adoption. Automated workflows powered by Power Automate streamline routine tasks, boosting operational efficiency and reducing manual errors.

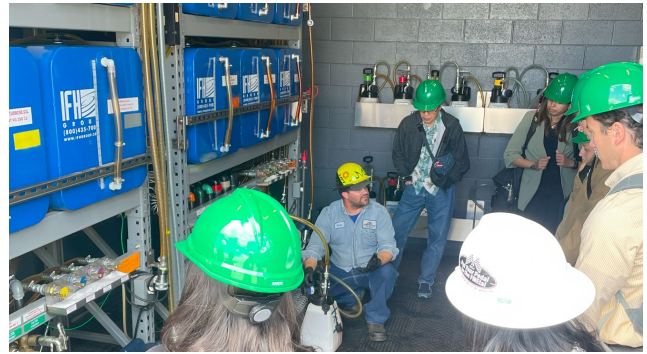
A key feature of EIMS is its ability to incorporate asset-related documents, which are stored in SharePoint. These documents are surfaced directly within the application layer, making them easily accessible from each asset record. This ensures that specifications, maintenance guides, compliance materials, and other critical content are available in context, supporting informed decision-making and efficient operations.

Assets are entered into the system during the 30% or 60% design phase. At these stages, asset tags are created and validated in real time against the production EIMS environment. This validation ensures each tag is unique and reserved, effectively preventing duplication.

EIMS is fully integrated with the Project Management Information System, enabling seamless coordination between asset tracking and financial planning for capital improvement projects. Both systems share a unified asset register database, minimizing the risk of data inconsistencies and duplication errors while ensuring that all stakeholders are working from the same, up-to-date information.

Central San Lubrication Program – [Link to Brian Walters’ Slides from February 2025](#)

After the presentations, Brian Walters (Central San) led a tour of the District’s lubrication shop.



Next Meeting: Wednesday, August 20th, 1:30 PM (Virtual)