

# Enterprise Asset Management System Replacement



**CLEARWATER**  
BRIGHT AND BEAUTIFUL • BAY TO BEACH



# What is 'Enterprise Asset Management' and Why is it Important?

Enterprise Asset Management is a documented, systematic approach to managing physical infrastructure to maximize its service life and anticipate resource needs for operation and eventual replacement.

These processes increase visibility of resource demands and total cost of operations, prioritization of projects and expenditures, greater awareness of operating needs and risks during decision making.

# Benefits of a Robust Asset Management Program

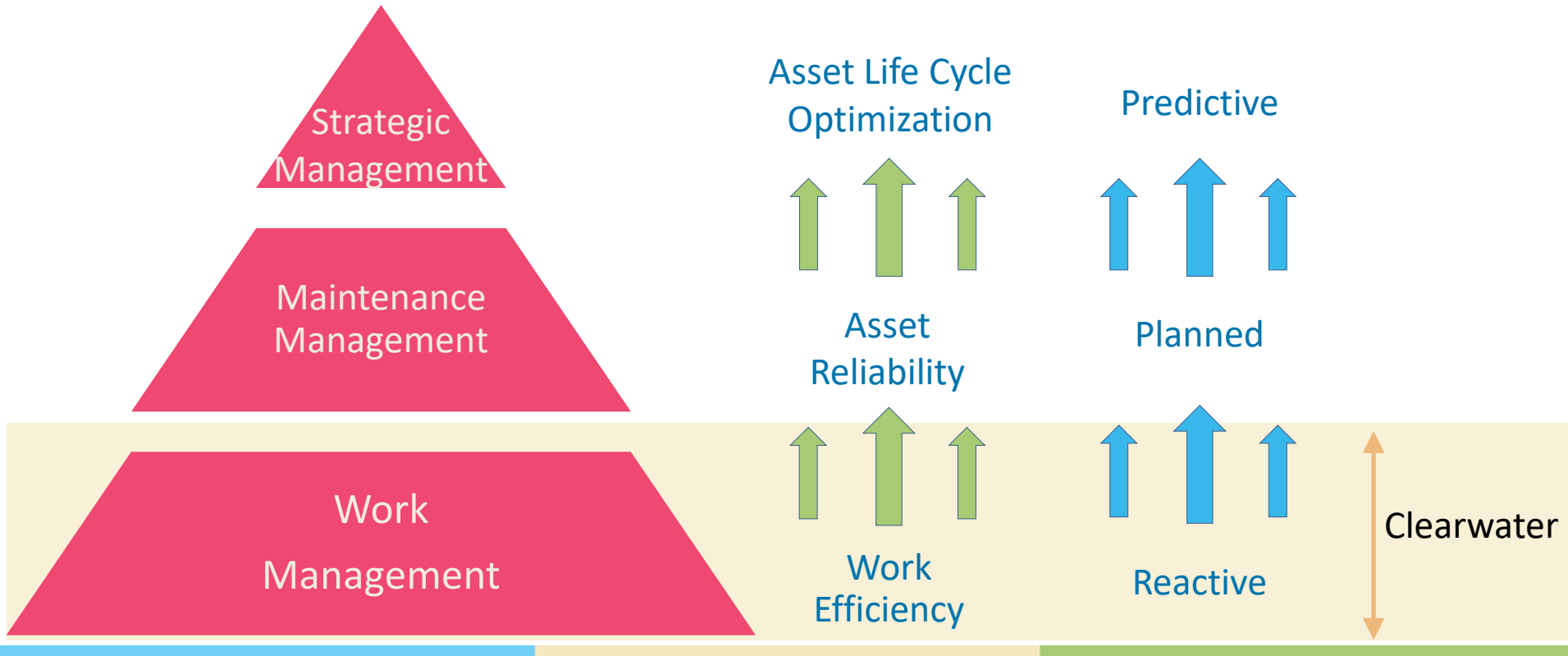
- Citywide consistency in management of assets, coordination of activities across departments (ROW Management) and with third parties (County and adjacent cities) – essential given our scale
- Optimize workload and resource management
- Elevated customer service and accountability

# Benefits of a Robust Asset Management Program

- Conscious decision-making regarding cost-of-operation and future maintenance obligations
- Proactive vs crisis management approach
- State compliance and penalty avoidance
- Informed risk management and project prioritization

High Risk, Low Value	High Risk, High Value
Low Risk, Low Value	Low Risk, High Value

# Maturing Asset Management Program



# Enterprise Asset Management (EAM): Key to Achieving our Strategic Objectives

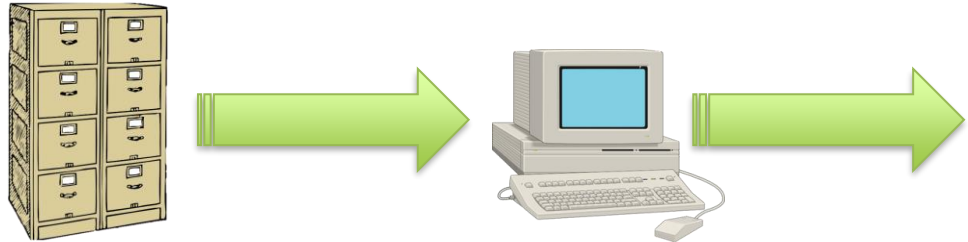
Investment in EAM will also promote numerous City Strategic Plan priorities:

- High Performing Government (1.1,1.2,1.3, 1.4, 1.5)
- Community Wellbeing (4.2)
- Superior Public Service (5.3)



# History of Asset Management in Clearwater

- Early tools were limited (Paper, Word, & Excel)
- 1990s-2000 conversion of paper maps to digital CAD files, and then GIS; first Fleet Management application
- 2004-2010 the city purchased Synergen (SPL/OWAM) and implemented with varying degrees of success in Public Utilities, Gas, Fleet, Public Works, and Urban Forestry.



# What's Next for EAM in Clearwater?

- The OWAM system requires significant upgrades over the next 2 years as Oracle is converting it to a cloud-only offering.
- The necessary upgrade path to remain with OWAM will cost \$1.2M-\$1.6M over the next 18-24 months.
- Recommendation: Implement a new asset management software system with an enterprise plan.





# Implementation Timeline/ Resource Expectations: Phase 1

- **Phase 1 Focus:** Public Utilities
- **Phase 1 Cost:** \$1.64M implementation, \$130K recurring
- **Phase 1 Timeline:** 18 months
- **Phase 1 FTEs Anticipated:** 4 (\$400K Recurring)  
3 Public Utilities, 1 Public Works

# Implementation Timeline/ Resource Expectations: Phase 2

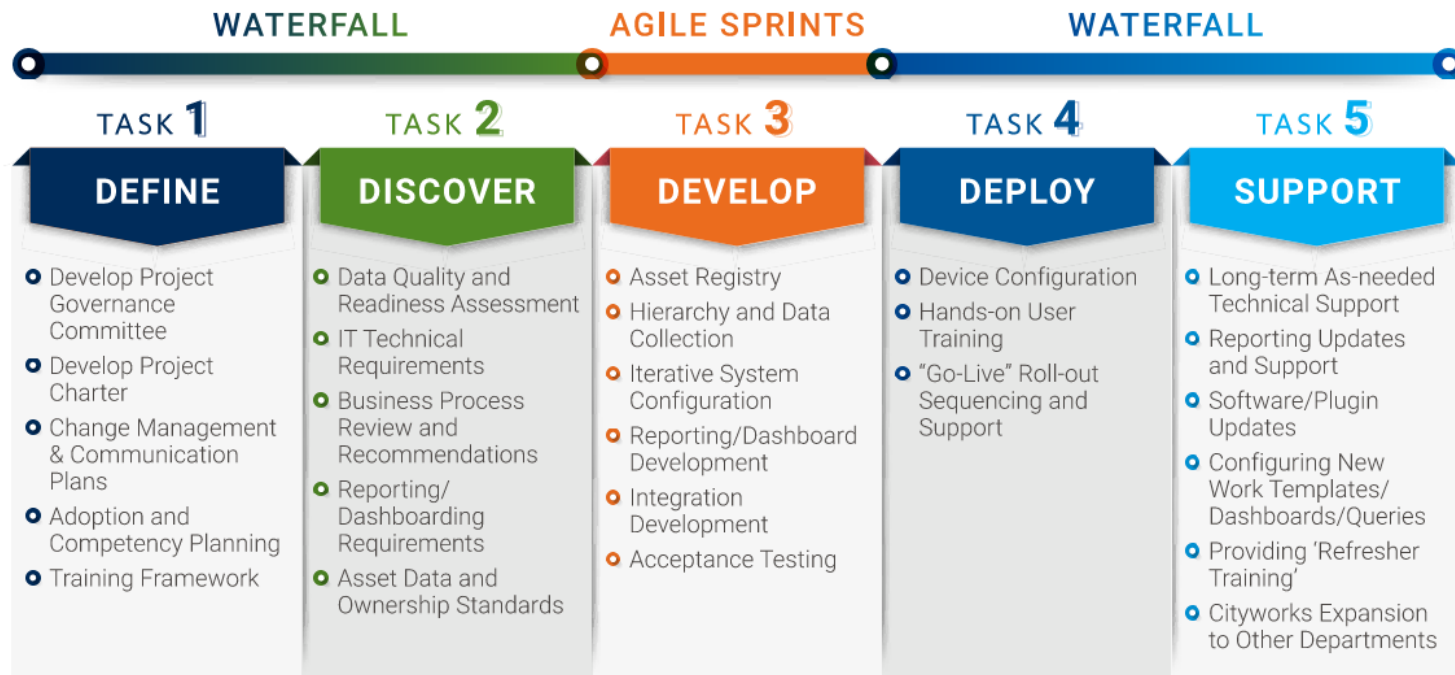
- **Phase 2 Focus:** Public Works, Gas, Parks & Recreation, Building & Maintenance
- **Phase 2 Cost:** \$1.5M-\$2M (est.) implementation, \$130K recurring (\$260K total recurring)
- **Phase 2 Timeline:** 18 to 24 months
- **Phase 2 FTEs Anticipated:** 6 (\$600K Recurring)  
1 Public Works, 2 P&R, 1 B&M, 2 Finance/Budget

# Phase 1 (Public Utilities)

## Project Implementation Tasks

- **DEFINE:** Develop project governance, change and communication management plans
- **DISCOVER:** Review data, determine requirements, develop standards and hierarchies, plan integrations
- **DEVELOP:** Build and configure system, collect data, develop reports, create integrations, acceptance testing
- **DEPLOY:** Device configuration, user training, go-live
- **SUPPORT:** Address technical issues, make revisions, update reports

# Phase 1 Project Tasks



# Keys to Implementation Success

- Senior management support
- Communication Plan/Change Management
- Upfront planning

## Key Deliverables

- Better and more efficient maintenance of infrastructure
- Increased understanding of infrastructure scale, age and condition
- Greater accountability for work performed and dollars spent
- More informed CIP planning and workplan prioritization

# Departments Utilizing EAM

## Initial Phase: Public Utilities

Water Supply, Treatment, and Distribution	Wastewater Collection
3 Treatment Plants 4 Interconnects 44 Wells 6 Storage Tanks 597 Miles of Lines 3,900 Hydrants 9,500 Valves 13,500 Backflow Preventers	3 Treatment Plants 408 Miles Sewer Lines 38 Miles of Force Main 78 Lift Stations 8,300 Manholes
	Reclaimed Water Storage, Pumping and Distribution
	3 Booster Pump Stations 3 Storage Tanks 142 Miles of Lines

**Total Value  
of Assets to  
be Managed  
Approaching  
\$1 Billion**

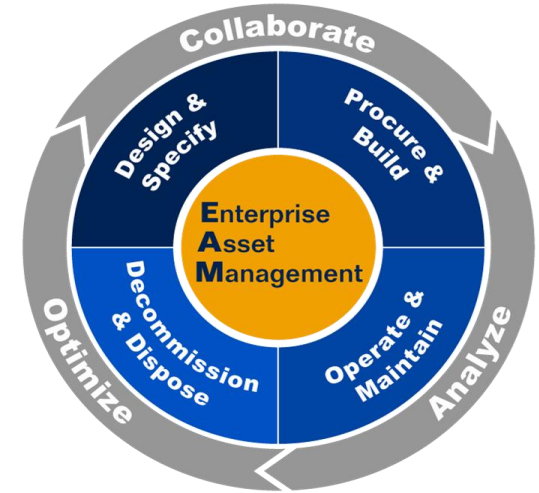
## Future Phases:

Public Works, Building & Maintenance, Parks & Recreation, Gas

Scale of Use: In FY23 22,500 work order tickets created in OWAM

# Why Cityworks?

- County collaboration
- Software abilities
- Leverages existing GIS datasets
- Market leader
- User experience
- Best alternative to upgrading OWAM



# Questions?



# Enterprise Asset Management System Replacement



**CLEARWATER**  
BRIGHT AND BEAUTIFUL • BAY TO BEACH

