

6.17 Asset Condition Survey (ACS)

Efficient maintenance of capital assets would require regular surveying of the asset conditions annually reflecting the plant and equipment conditions of the infra and non-infra assets. The annual ACS is an important pre-requisite to updating the AMP as well as the CIP of asset management in the service area.

The asset condition survey reports will be prepared by a team of engineers of all disciplines (Civil, M&E, Instrumentation and Automation) that will have a regular schedule to cover all the assets in a given calendar year. Depending on the distance and extent of work required at each location, the team may either be site based or follow a rotational schedule throughout the different locations.

The survey will produce a report on the methodology to evaluate the performance of individual assets and facilities vs. the KPI. The format of reporting will adopt the asset data hierarchy code as referred to in the 'DMA, Municipality Asset Management Framework for Asset Classes' report. The Contractor will address the possibility of incorporating the ACS within the aforementioned report format for consistency in presentation.

Since this is an on-going endeavor, the survey should take place during July to September (period to be agreed with the DMAT / Consultant) in each calendar year allowing 1 month of results analysis and incorporation into the submission of the draft ACS by the 1st October of each CY to the DMAT for review.

The Contractor, under the supervision of the DMAT / Consultant, is solely responsible to compile Asset Condition Survey information. The key objectives of the survey works are:

- Geographic Asset Positioning, via GPS as per Asset Data Management Center (ADMC) standards, to determine the true location of the existing assets and to enable the construction of a GIS Spatial Database.
- Inventory of Asset Attribute Data - is required to facilitate the operation and maintenance planning activities and support the Municipality in budget and investment planning strategies for the future.
- Asset Condition Assessment - is to be conducted as per the Asset Condition Indicator and is required to provide an accurate record of the condition of all assets at time of survey. This will also be the process whereby any repair/replacements will be listed.
- Digital Colored Photographs - are to provide evidence of the current appearance and condition of the assets and establish different types within the same asset categories.

6.18 Methodologies for Asset Condition Surveys

As part of the development of an Asset Management regime it is essential to know the condition and performance of all the assets. The following key components have to be identified:

- Proper asset records of the system
- Reliability of structure of the system

To achieve and deliver against these goals and policies it is essential to know the condition of all the assets, their life expectancy and their performance capability and optimum whole life cycle costs.