

Planning & Compliance

Identify needs based on condition, risk, performance, and compliance.

WHY YOU'RE HERE

Data from Operations & Maintenance closes the loop. Work order histories reveal which assets fail most often, inspection scores show deteriorating condition, and overdue PM schedules expose deferred maintenance. When the pattern becomes undeniable — an aging pump station costing more to maintain than it would cost to replace — that signal becomes a capital planning need.

WHAT HAPPENS HERE

- Condition assessments are scored and ranked across the asset portfolio
- Risk categories evaluated: Procurement, Regulatory/Permitting, Funding, Site Conditions, Safety
- Consequence-of-failure analysis determines investment priorities
- Funding sources identified and expiration dates tracked
- Capital project drivers established: Capacity, Reliability, Water Quality, Fire Flow
- Project scope, category, and delivery method defined

DATA COLLECTED

Asset Condition eims_equipment

Installation date, acquisition cost, days since last inspection — every asset's lifecycle status in one record

PM Compliance eims_jobplan

Overdue preventative maintenance schedules reveal deferred maintenance load and reliability risk

Funding Sources nex_fundingsource

Available funding with authorized amounts and expiration dates

Inspection Scores eims_inspection

Component-level condition ratings (Poor / Fair / Good / Excellent) per asset, per inspection event

Risk Register nex_riskregister

Probability × impact scoring with min/max/most-likely cost ranges — Mitigate, Avoid, or Accept

ASK COPILOT

+ Which assets are approaching end of useful life within 3 years?

Found 47 assets with installation dates before 2002 across 12 process areas. Top 5 by risk score: Pump Station 4 Main Pump (score 89), Clarifier Drive Unit B (87), Blower Motor 2A (84)...

+ What's our deferred maintenance backlog by process area?

Wetside has the highest backlog: 58 overdue job plans, est. \$340K deferred. Dryside: 34 overdue. Front of Plant: 21 overdue. Combined backlog growth rate: +12% MoM.

+ Which assets should be candidates for the next CIP cycle?

Based on corrective cost trends, age, and inspection scores: 3 assets exceed replace-vs-repair thresholds at current \$100/hr labor rate. Recommend CIP project bundling for Pump Station 12 assets.

DOCUMENTS

[Condition Assessment Reports](#)[Asset Inspection Records](#)[Risk Analysis Studies](#)[Investment Plans & Prioritization](#)[Grant & Funding Applications](#)[Master Plans & Long-Range Studies](#)

WHAT THIS UNLOCKS

A scoped, funded **nex_project** record enters the CIP App with phase = Planning, linked program, and assigned project manager — ready to move through Design, Construction, and Closeout.

Next: Projects (CIP) →

POWERED BY

- CIP App (PMIS)
- Power BI
- Copilot