



Memorandum

Date: 6/10/2025
Meeting of: City Council Study Session

File No. SS 25-038
Type: Study Session

TO: Members of the City Council
FROM: Mayor Angela Birney
DEPARTMENT DIRECTOR CONTACT(S):

Public Works	Aaron Bert	425-556-2786
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DEPARTMENT STAFF:

Public Works	Brandon Buehler	Asset Performance Manager
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TITLE:

Asset Performance Management 101 - Information Briefing

OVERVIEW STATEMENT:

At the June 10, 2025, Study Session, Public Works' Asset Performance Manager will provide council with an informational briefing containing an overview of how Public Works is implementing a comprehensive asset performance management program. Public Works' Asset Performance Management (APM) program supports American Public Works Association accreditation (APWA) and benchmarks ISO55000 asset management standards by adopting a long-term perspective and applying consistent stewardship aligned with Redmond 2050. The Asset Performance Management Team is responsible for providing leadership to the organization by championing asset management initiatives that maximize the value the community receives from its assets. We accomplish our charter by owning business process improvements, administering the asset management system, fostering asset ownership models within individual functional areas, and networking with peer agencies to gain perspective in advancing asset management outcomes for Redmond.

☒ **Additional Background Information/Description of Proposal Attached**

REQUESTED ACTION:

☒ **Receive Information** ☐ **Provide Direction** ☐ **Approve**

REQUEST RATIONALE:

- **Relevant Plans/Policies:**
 - Redmond Municipal Code
 - Redmond Zoning Code
 - The Comprehensive Plan (Redmond 2050)
 - Comprehensive Emergency Management Plan
 - Environmental Sustainability Action Plan (ESAP)
 - Financial Planning and Accounting Policies
 - Budgeting Priorities and 2025/2026 Biennial Budget
 - Department and Functional Area Strategic Plans (e.g., Transportation Master Plan, Utilities Strategic

Plan, Facility Master Plan, Water System Plan, etc...)

- ISO55000:2024 - Asset Management

- **Required:**

N/A

- **Council Request:**

N/A

- **Other Key Facts:**

Public Works will present an Asset Management 101 Overview briefing at Study Session on June 10, 2025.

OUTCOMES:

The purpose of implementing a comprehensive asset performance management program is to ensure Redmond applies industry-recognized practices in an inclusive, effective, affordable, and integrated manner to keep our infrastructure safe, in good working order, and at an approved level of service. By doing so, it will ensure continued service delivery that meets the needs of the community, now and into the future. The program enables Public Works to communicate with community members the reasons why new assets, or modification to existing assets, are required. The program also provides further details on why modifications are required, how the city intends on continuing to deliver the services by relying on safe and reliable assets, and how the City intends on funding the required investments in a manner to remain financially sustainable and manage risk. Asset performance management will:

- Demonstrate responsible management of the asset portfolio;
- Communicate and justify funding requirements;
- Demonstrate how Levels of Service (LOS) are being met in an effective and efficient manner;
- Demonstrate that due regard is being given to the long-term stewardship and sustainability of the asset base;
- Demonstrate the commitment that assets will be maintained such that the services are in compliance with applicable regulations and policy.

COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:

- **Timeline (previous or planned):**

- 2024 [COMPLETE]: Charter the Program, Set the Conditions.
 - Key Deliverables: Program Charter, Municipal Asset Management Policy (Draft)
- 2025 [IN-PROGRESS]: Build Capability, Progress Planning.
 - Key Deliverables: Public Works Strategic Asset Management Plan, Asset Management Plans for the “Big 4” Asset Classes (Water, Stormwater, Wastewater, and Transportation Systems), Municipal Asset Management Policy adoption.
- 2026: Audit Performance, Adapt to Scale.
 - Key Deliverables: Tactical Asset Lifecycle Management, Integration with Capital Investment Strategy (CIS) / Capital Improvement Plan (CIP), Infrastructure Scorecard / State of the Asset Report.
- 2027: Scale.
 - Key Deliverables: Deploy to Other Departments, Launch Public Facing State of the Asset Report and Infrastructure Scorecard.

- **Outreach Methods and Results:**

N/A

- **Feedback Summary:**

N/A

BUDGET IMPACT:

Total Cost:

N/A

Approved in current biennial budget:

☐ Yes

☐ No

☒ N/A

Budget Offer Number:

N/A

Budget Priority:

N/A

Other budget impacts or additional costs:

☐ Yes

☐ No

☒ N/A

If yes, explain:

N/A

Funding source(s):

N/A

Budget/Funding Constraints:

N/A

☐ Additional budget details attached

COUNCIL REVIEW:

Previous Contact(s)

Date	Meeting	Requested Action
N/A	Item has not been presented to Council	N/A

Proposed Upcoming Contact(s)

Date	Meeting	Requested Action
5/6/2025	Committee of the Whole - Planning and Public Works	Receive Information
6/10/2025	Study Session	Receive Information

Time Constraints:

N/A

ANTICIPATED RESULT IF NOT APPROVED:

N/A

ATTACHMENTS:

Attachment A: Public Works, Asset Performance Management 101, Program Overview Presentation