

What Can Asset Management do for YOUR Utility?



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**It will put more focus on Capital Improvements
and help raise the funds to make these
improvements happen!**



What Can Asset Management do for YOUR Utility?

More focus on the entire system, not just on pumps and motors. Helps identify all assets of a water system which enables you to get more life out of an asset.



What Can Asset Management Do For YOUR Utility?

Enables utilities to stop replacing something because it is “old” by providing assessments and maintenance history to show it is necessary to replace the equipment.



Identifies critical assets so the funds are available in emergencies



Allows a water system to plan ahead for improvements and set aside funds by adjusting rates gradually and not all at one time.



Allows system to address the health, safety and welfare of their community



Identifies actual costs of infrastructure if replacement is needed so that the system is adequately INSURED.



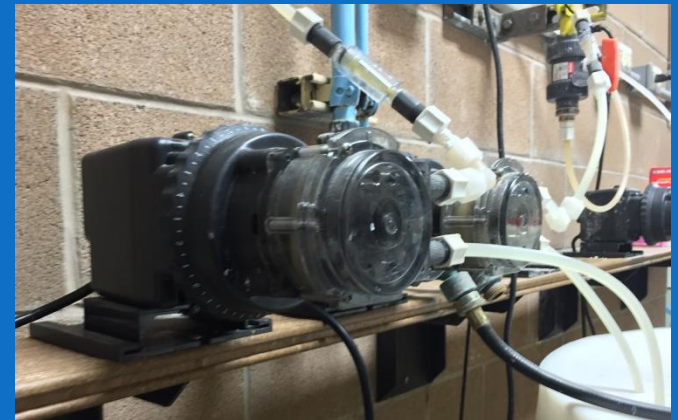
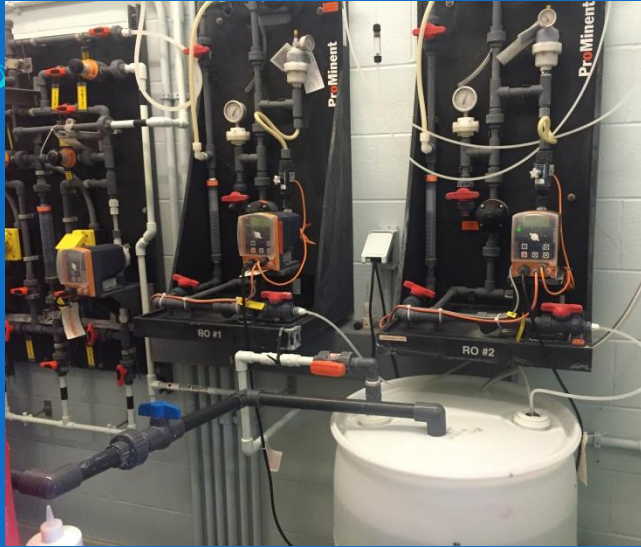
**Makes staying in compliance easier by
identifying areas of critical nature**

What is in an Asset Management Program?



What is in an Asset Management Program?

What do you have?



What is the condition?

How to Determine Asset Condition

Excellent – Asset is in sound physical condition will likely perform as designed with proper maintenance and testing.

Good – Asset is in acceptable condition, minimal short term risk of failure but potential for failure in long term. Minor work required, condition assessment will determine help determine useful life expectancy.

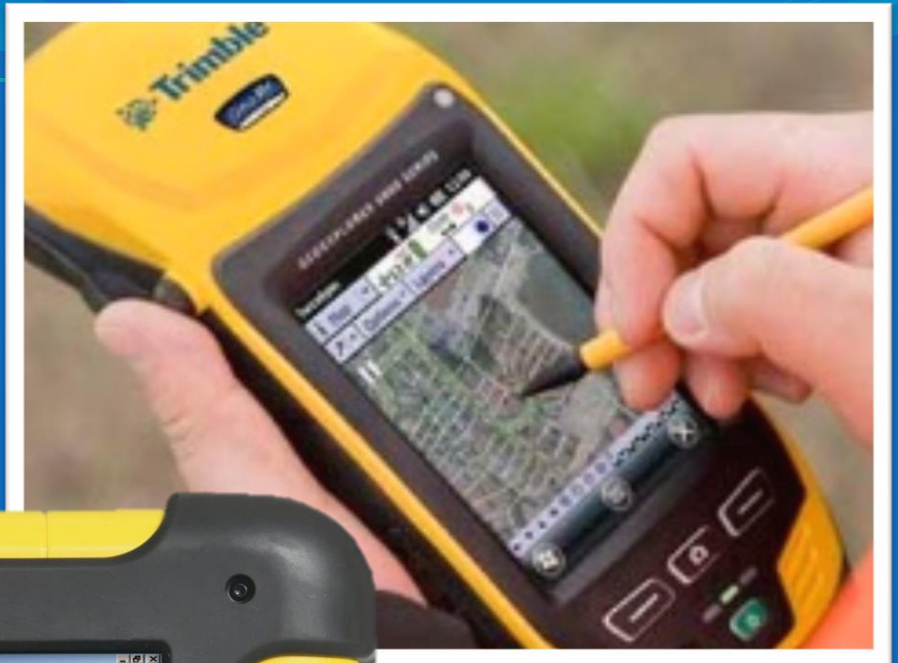
What is the condition?

Fair – Significant deterioration evident. Failure is likely in the next 5 years. Physical assessment would help determine better likelihood of failure.

Poor – Failure likely in short term. Rehab or replacement likely based on hours of service and details of preventative maintenance reports.

Very Poor – Asset has history of multiple failures. Asset has no record of preventative maintenance being performed. Condition assessment has determined critical components are damaged

Where is it?



How important is it? Do you have a backup?



Does it need to be Repaired/Replaced/Rehab?

How soon will you need to do it?

What will it cost to sustain this asset?



Do you have the money set aside?

Will you need to raise rates?

Will you apply for grants?

Will you Borrow money?



How do you determine that you are operating at the most efficient way possible?

Do you have the resources and equipment to properly maintain all of your assets?



**Are there funds set aside to perform
necessary preventative maintenance?**



Emergency Preparedness and Contingency Planning Program

**Do you have the resources needed when
something bad happens?**



What is your Criteria and Timeline for Infrastructure Rehabilitation and Replacement?

Do you have funds set aside?



**How have you determined that asset
needs repaired or replaced**



Have you prepared capacity projections and capital improvement planning?

What is in your Capitol Improvement Plan?

**Long term funding to support long term
sustainability of your system**

Your utility already has much of this information

You just need to gather it together

and write it down...in one place.



Systems can do this without outside help!

**This saves money AND enables you to
understand your own system better.**

**An Asset Management Program
does not require special software**

You do not need a software program to track everything, but it can be helpful for larger, more complex systems.

ASSET MANAGEMENT INDEX

- **What is Asset Management**
- **How to Determine Asset Condition**
- **How to Determine Asset Repair Replacement**
- **Asset Condition Assessment**
- **System Quick Reference Overview**
- **Operator Training Log**

- **Distribution System Meter Pits**
- **Distribution Systems Piping**
- **Distribution System Control Valves**
- **Valve Report**
- **Water Valve Evaluation Report**
- **Fire Hydrant Report**
- **Fire Hydrant Flow Sheet**
- **System Flushing Hydrants**

- **Service Contractor Agreements**
- **Table of Organization**
- **Ownership Accountability**
- **List of Non-Revenue Water Usage**
- **Operating Plan**
- **Financial Capacity**
- **Criteria for Rehab or Replacement**