

Introduction to Asset Management



When you know better you do better

Maya Angelou

Part of Smart Management for Small Water Systems



- Home
- About
- Small Systems Project
- Trainings
- Assistance
- Resources
- Blog
- Archives



Asset Management

Small Water Systems Project

Under a cooperative agreement with the [US EPA](#)

Nine Environmental Finance Centers. One project to promote sustainable financing and management for small water systems.

[Learn More](#)



Smart Management for Small Water Systems

Asset management is first and foremost a process to help you run your systems in a better way

Asset Management

Current state
of the assets

Level of
Service

Criticality

Life Cycle
Costing

Long Term
Funding



City of Petaluma Water and Wastewater Bill

Account Number: 05555-55	Customer Name: Johnny Doe
BILL DATE: 20K2009	Service Address: 123 Main St.
DATE DUE: 20K2009	

Billing Detail:	
Summary of Charges from 12/29/2008 - 2/25/2009	
Basic Charges	
Tue 1 - (0.18)	\$2.70hcf 17 \$45.90
Tue 2 - (0.26)	\$1.30hcf 0 \$0.00
Tue 3 - (2.46)	\$1.75hcf 0 \$0.00
Tue 4 - (0.01)	\$4.10hcf 0 \$0.00
Base/Service Charge	\$22.20
Total Water Charges	\$68.10

Summary of Charges	
Previous Balance	\$133.19
Payment - Thank You	\$133.19
Water, Wastewater, and Other Charges	\$108.69
Adjustments/Deposits	\$0.00
Total Amount Due	\$205.68

Water Readings	
Current Meter Reading	863
Prior Meter Reading	863
Water Usage This Period (cuf)	17
Water Usage This Period Last Year (cuf)	12345678

Consumption	
Jan	10
Feb	15
Mar	20
Apr	25
May	30
Jun	35
Jul	40
Aug	45
Sep	50
Oct	55
Nov	60
Dec	65

Total Charges	
Water Sewer Average 23.58	
Water Sewer Average 1.00 per gallon	

Conserved Water. It's the Right Thing to Do!
Sign up for our FREE Water-Wise newsletter. A trained water conservation specialist will evaluate your water-using devices and irrigation system to find you ways to save water and money. You get free stuff too! Call 1-800-545-1821 today. Visit our website for more water conserving tips - www.cityofpetaluma.net.

CITY OF PETALUMA
11 South Street
P.O. Box 6011
Petaluma, CA 94953-6811

AMOUNT ENCLOSED: \$205.68



City of Petaluma Water and Wastewater Bill www.cityofpetaluma.net

Account Number: 55555-55
 BILL DATE: 2/28/2009
 DUE DATE: 3/28/2009

Customer Name: John&Mary Doe
 Service Address: 123 Main St.

Billing Detail:
 Summary of Charges from 12/29/2008 - 2/25/2009

Category	Description	Quantity	Rate	Amount
Water Charges	Tier 1 - (0-16)	\$2.70/hcf	17	\$45.90
	Tier 2 - (16-36)	\$3.10/hcf	0	\$0.00
	Tier 3 - (37-48)	\$3.73/hcf	0	\$0.00
	Tier 4 - (49+)	\$4.13/hcf	0	\$0.00
	Base/Service Charge			\$12.40
Total Water Charges				\$58.30
Wastewater (Sewer) Charges				
Sewer Consumption	\$6.23/hcf	17.00		\$105.91
Base/Service Charge				\$26.28
Total Wastewater Charges				\$132.19
Total Water Charges				\$190.49
Other Charges				
Fire Sprinkler Charge			N/A	
Hydrant Charge			N/A	
Total Other Charges				\$0.00
Total Charges				\$190.49
Winter Sewer Average 20.00				

*Rate: hcf - hundred cubic feet, 1 hcf = 7.48 gallons

Summary of Charges

Previous Balance	\$133.19
Payment - Thank You	\$123.19
Water, Wastewater, and Other Charges	\$100.49
Adjustments/Deposits	\$0.00
Total Amount Due	\$200.49

Meter Readings:
 Current Meter Reading: 880
 Prior Meter Reading: 863
 Water Usage This Period (hcf): 17
 Water Usage This Period Last Year (hcf): 25
 Meter Number: 12345678

Consumption

Conservation Water: It's the Right Thing to Do!
 Sign up for your FREE Water-Wise HomeCall. A trained water conservation specialist will evaluate your water using devices and irrigation system to find you ways to save water and money. You get free stuff too! Call 1-800-548-1882 today. Visit our website for more water conserving tips - www.cityofpetaluma.net.

PLEASE RECYCLE AND REUSE BOTTOM PORTION WITH YOUR PAYMENT!

CITY OF PETALUMA
 Water and Sewer Division
 11 English Street
 P.O. Box 6011
 Petaluma, CA 94953-6011

Check/Cash/Debit Card Payment **WATERING** **WASTEWATER** **VIA**
 CARD NUMBER: _____ EXPIRES: _____ CITY OF PETALUMA
 SERVICE: _____ DATE: _____
 BILLING PERIOD: 12/29/2008 - 2/25/2009
 SERVICE ADDRESS: 123 Main St.
 REMIT TO: CITY OF PETALUMA
 P.O. Box 6011
 Petaluma, CA 94953-6011

Amount Enclosed: \$ 200.49
 Account Number: 55555-55

11111

Asset
Management
is not the
part that's
the *burden*

Running a
water
system is
the *burden*

Asset Management is intended
to reduce your *burden*

An Example: White Cliffs Mutual Domestic Water Consumers Association in Gallup, NM



What Elements Do You See
in The White Cliffs Story?

What Asset Management Is (and What It Isn't)

Asset Management is a
Journey not a Destination

Asset Management is a
Thought Process not a
Computer Program

The more you do the more
benefit you receive,
BUT....Doing even a little
bit will improve the
operation and management
of your system

It's not a choice between doing asset management or not; Regardless you are making decisions regarding your assets every single day!!!

Questionnaire

The AM Thought Process
Involves 5 Areas:

What do you own and what are the characteristics?

What do you want your
assets to do?

Which assets would be critical to providing whatever it is you want to do?

How would you operate,
maintain, repair, rehabilitate
or replace your assets to
make sure they keep
providing what you want?

How will you pay for what you want to do with your assets (i.e., the operation, maintenance, repair, rehabilitation, and replacement)?

The thought process works
with **ANY** assets

I use it all the time.

How about a real life story
of how.

When done right, asset management really works to save money, time, effort.....

It works even if it isn't done "right" as long as the thought process is followed.

AM starts with what you already know and builds from there

It uses your entire staff, however many that may be

If you keep an open mind,
you will walk away after this
course with some ideas on
how to change the way you
currently do business to
help yourself, your
management, and your
customers

Your Baseline

AM IQ

<http://>