



Preparing and Implementing an Asset Management Plan

What - Why - Benefits - Regulations - Compliance

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NJ WATER
SOLUTIONS

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Presentation Topics

- Asset Management – what, why, how
- Regulation and Compliance
- NJDEP Asset Management Program
- How to get it done
- Example – Asset Inventory/Condition
- Remaining useful life
- Asset management costs
- Conclusion

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Do you know what the remaining useful life of your water or wastewater pipes is?

Yes

No

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What is the status of your asset management plan?

Haven't started

Working on it


Completed

Actively implementing it

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Asset Management

Consistent and programmed reinvestment
Reduction of risk to consumers and environment
Sustainability – operations
Maintaining asset remaining useful life



What	Why	How
Managing infrastructure capital assets to minimize total cost of owning and operations on a sustained level	Financial and management decision making – reliable operations – regulatory compliance - efficiency	Understanding – current state of assets – asset criticality and sustainability – life cycles – replacement strategy

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Regulations and Compliance


Federal	State
<p>GASB 34</p> <ul style="list-style-type: none"> • Accrual based accounting • Value of infrastructure and cost of deferred maintenance – asset management • Capital contributions • Circa 2002 compliance 	<p>NJ – Water Quality Accountability Act</p> <ul style="list-style-type: none"> • Compliance 12 months after passage of law • Standards – BPU/AWWA/EPA • DIY

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NJDEP Asset Management Program Components

- Asset inventory/mapping and condition assessment
- Level of service
- Criticality/prioritization assessment
- Life cycle costs
- Long term funding strategy
- Asset management plan



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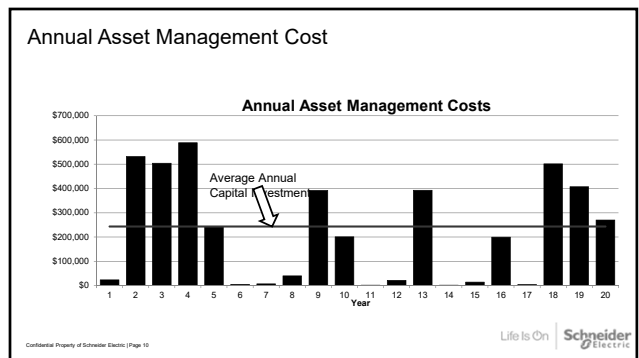
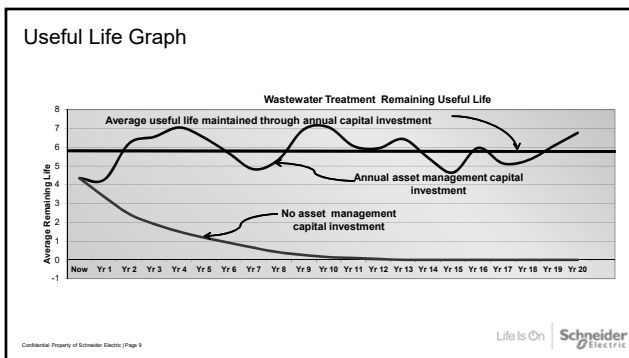
How To Get It Done

Simplicity and clear objectives

<p>Complicated Approach</p> <ul style="list-style-type: none"> • Engagement of third party advisor • Extended involvement and time commitment • Conclusions may not be desirable 	<p>Simple Approach</p> <ul style="list-style-type: none"> • DIY • Leverage resident knowledge of systems • Optimize and prioritize based on experience
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} Both work – Select what fits!
Cost and time considerations

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Example Asset Inventory

Asset ID	Asset Name	Asset Type	Asset Class	Asset Location	Asset Status	Asset Age	Asset Value	Asset Condition	Asset Notes
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20

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Example Asset Inventory

Asset ID	Asset Name	Asset Type	Asset Class	Asset Location	Asset Status	Asset Age	Asset Value	Asset Condition	Asset Notes
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12
13
14
15
16
17
18
19
20

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is the primary obstacle to implementing your asset management

Limited funding	
Uncertain direction or priority	
Not enough time	
Other	
None	

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Energy Savings Improvement Program (ESIP)

Before

Energy + O&M Costs

After

Excess savings
ESIP Funding
Energy + O&M Costs

↑ Verified Savings

PL 2009, Chapter 4 and PL 2012 Chapter 55

- Alternative project delivery method
- Turn-key (design-build)
- 3rd party financed over 15-20 years
- Focus: asset management, process optimization, regulatory compliance, energy efficiency, and sustainability

Process

- Local Government Energy Audit
- Request for Proposals (RFP)
- Investment Grade Audit (Project Development)
- 3rd Party & BPU Review, Financing
- Construction & Commissioning
- Financial Guarantee, Measurement & Verification (optional)


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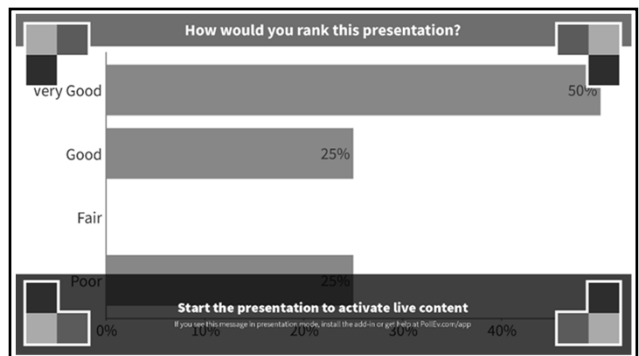
Resources

Regulation:
[Water Quality Accountability Act \(NJ\)](#)
[GASB 34 \(Federal\)](#)

NJDEP Resources:
[Asset Management Policy Program site](#)
[Guidance & Best Practices](#)
[Technical Guidance](#)

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Do you have any other feedback, questions, or suggestions?

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