



Thames Centre

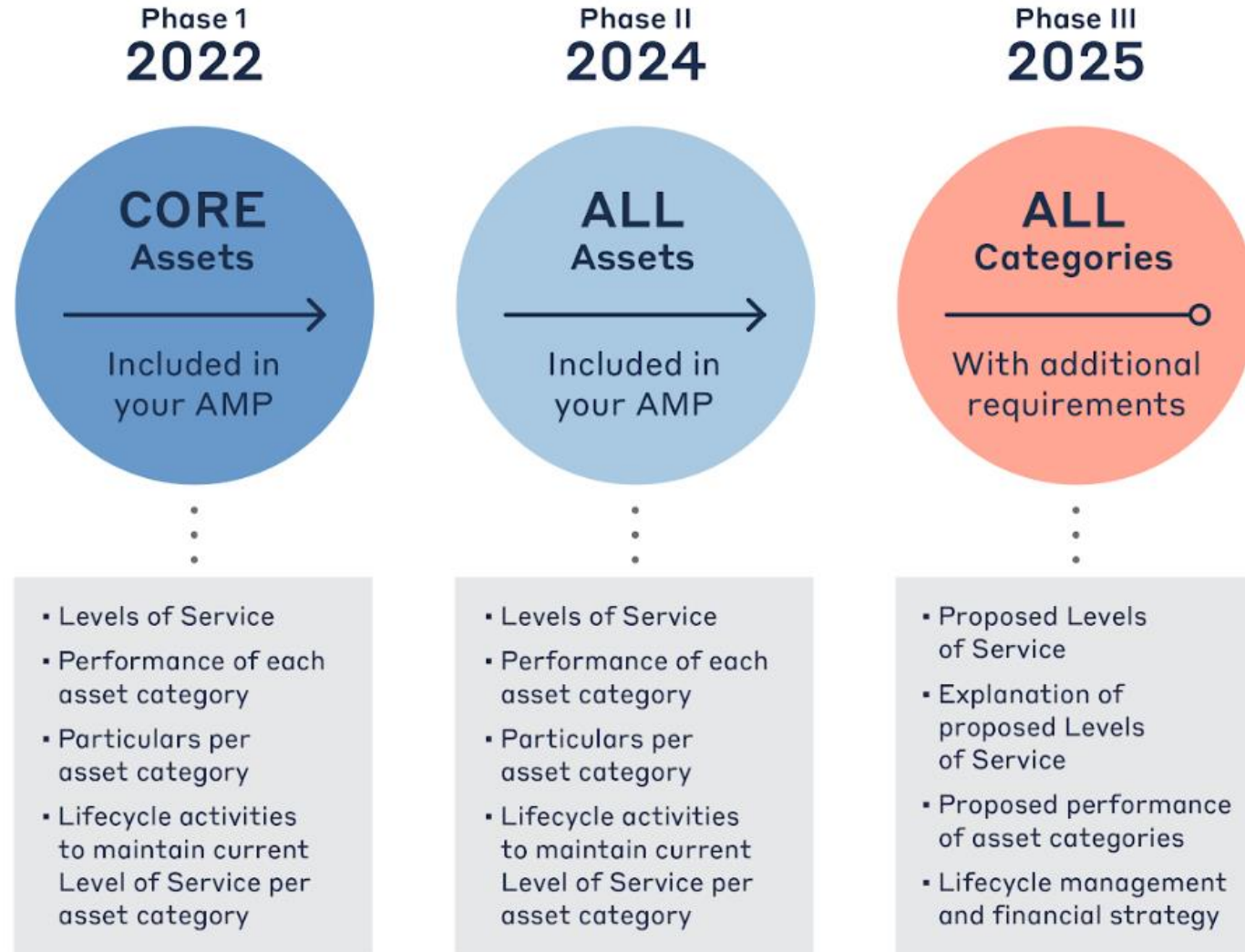
2024 Asset Management Plan

Presented by:
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Ontario Regulation 588/17



Asset Management is Service Management

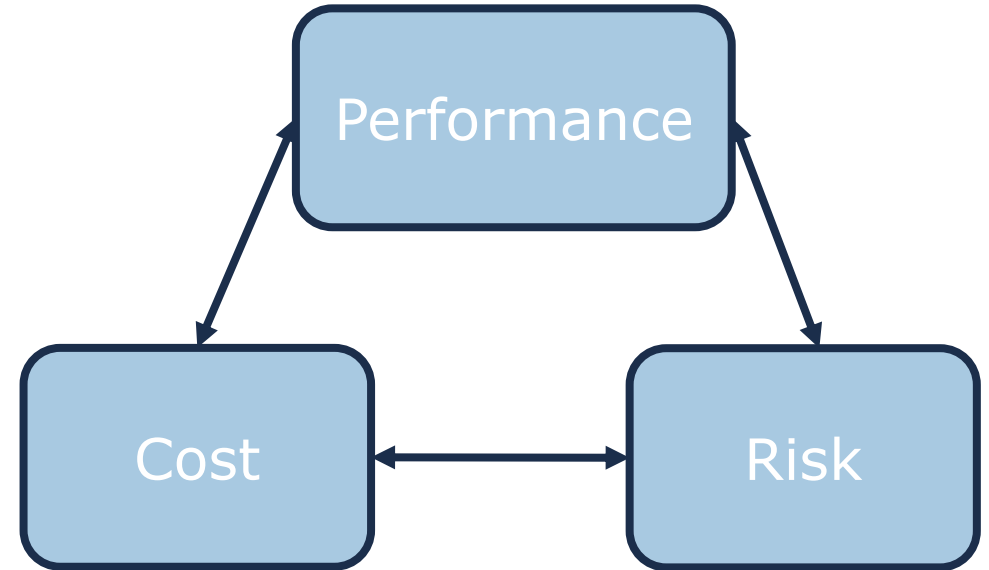
- Roads and Bridges allow for people and goods to move
- Watermains and treatment plants provide safe, quality drinking water
- Ditches and culverts provide properties with flood protection
- Parks and Arenas enhance the quality of life
- Vehicles and equipment support service delivery



Asset Management as a Practice

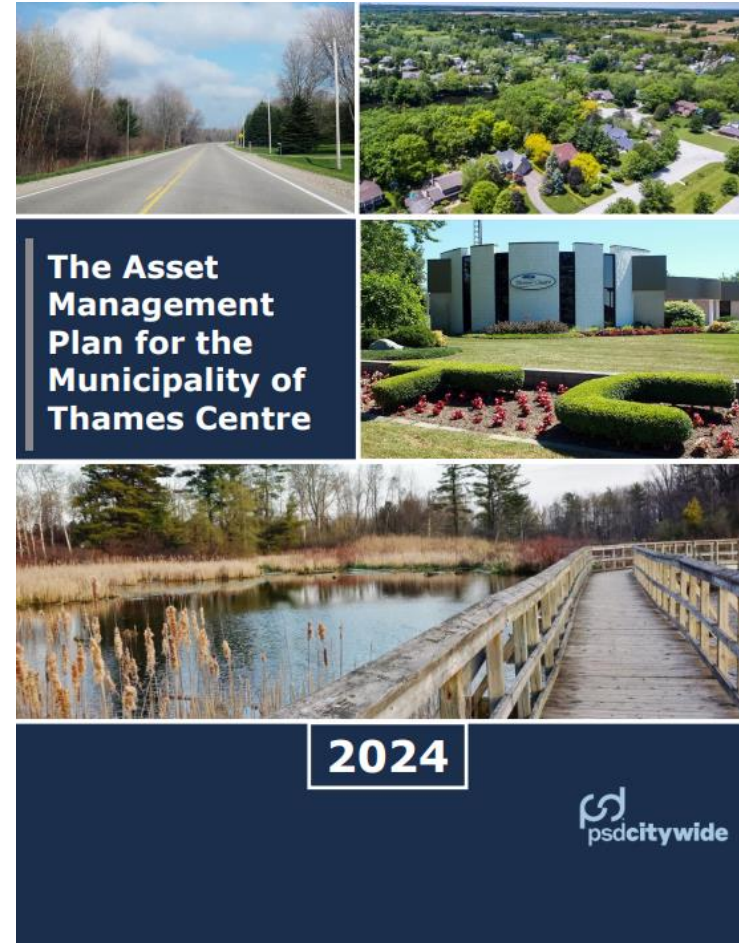
Goal: Manage infrastructure at the lowest total cost/risk to meet the desired level of service

- Assets have costs throughout their lifecycle
 - Cost of construction/procurement is a fraction of total costs
- Develop Strategies to manage infrastructure and balance trade-offs
 - Risk assessments
 - Financial needs and strategies
 - Levels of service

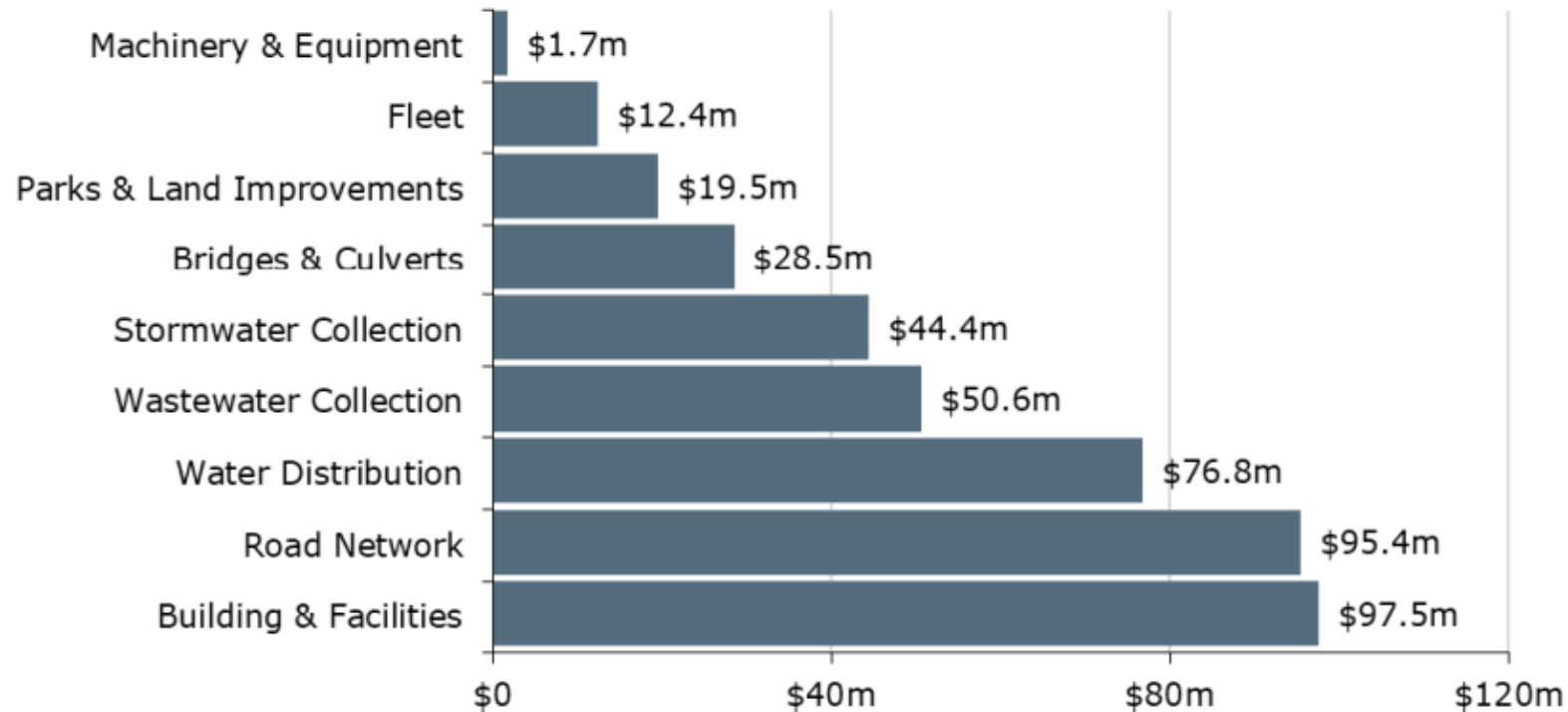


Asset Management Plan

- Based on year-end 2023 information in Citywide Database
- What is the current state of municipal infrastructure?



Total Replacement Cost of Asset Portfolio



Replacement cost of
asset portfolio

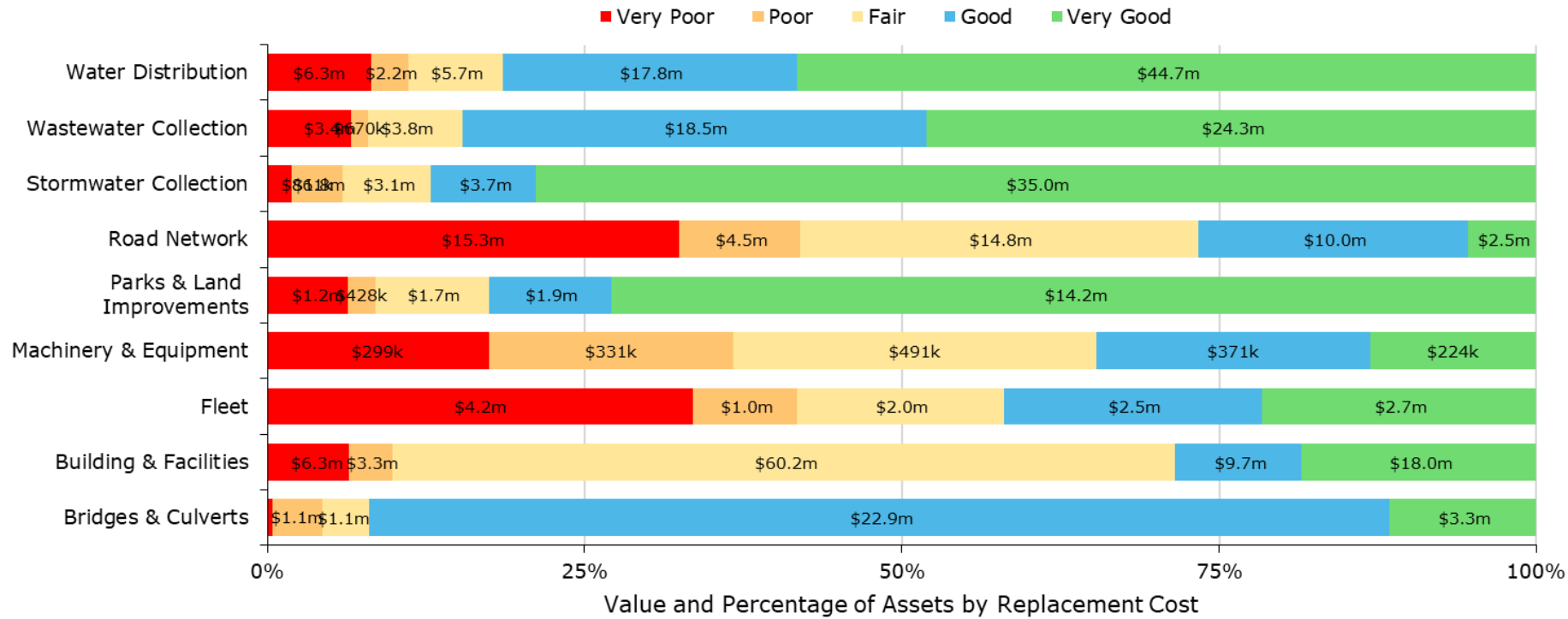
\$426.9 million

Replacement cost of
infrastructure per capita

\$30,540

(2021 Census)

State of the Infrastructure - Condition



76%
of all assets are in fair or better condition

Asset Category	% of Assets with Assessed Condition	Source of Condition Data
Bridges & Culverts	91%	2022 OSIM Report
Parks & Land Improvement	1%	Staff Inspections
Water Distribution	3%	
Stormwater Collection	7%	2022 CCTV Inspection
Wastewater Collection	1%	
Road Network	89%	2020 Assessment

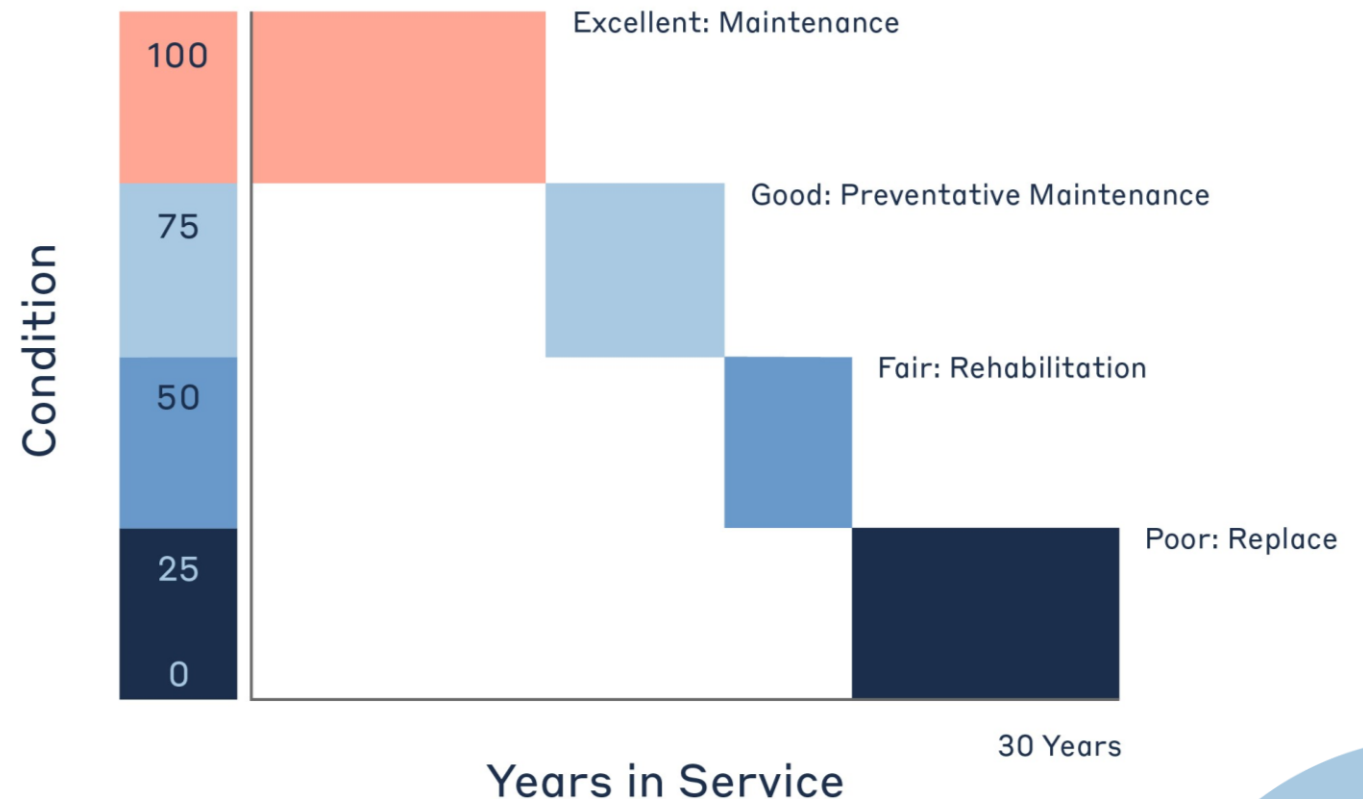
Asset Financial Requirements

End of Life Scenario:

Based on the assumption that assets deteriorate, and without regularly scheduled maintenance and rehabilitation are replaced at the end of their service life.

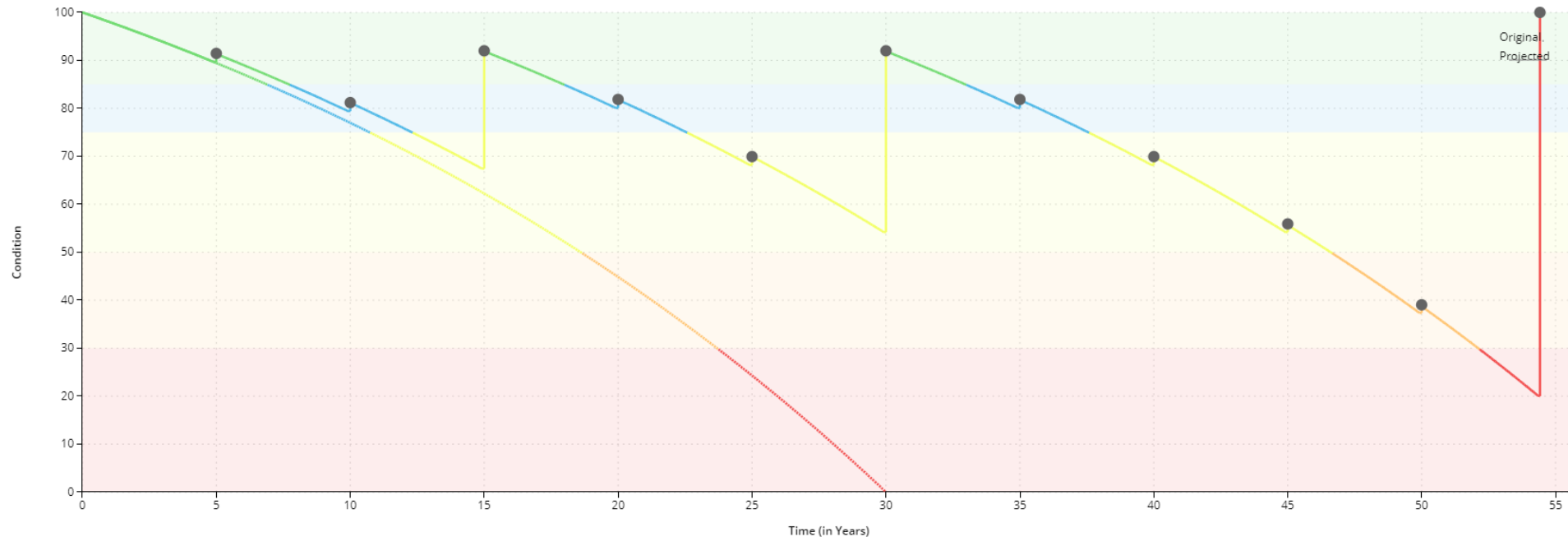
Specific Strategies:

- **Road Network:** lifecycle models using staff input

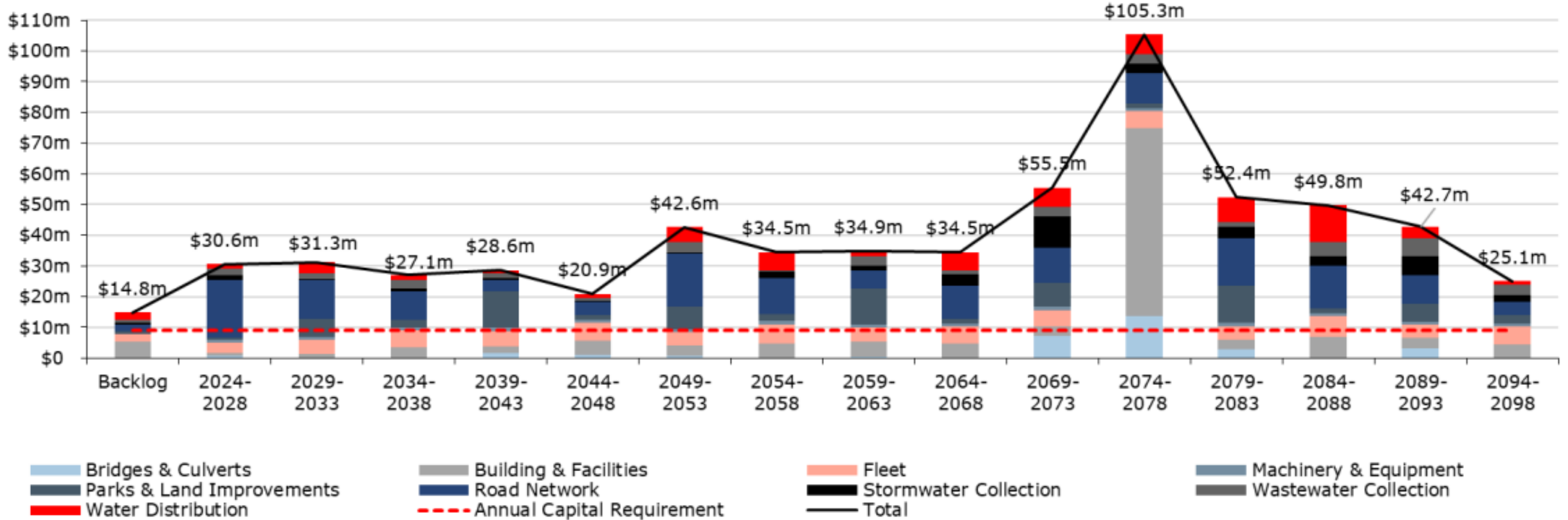


Lifecycle Management

HCB Roads		
Event Name	Event Class	Event Trigger
Crack Sealing	Maintenance	Every 5 Years
Basic Resurfacing – Single Lift 40 mm	Rehabilitation	15 Years
Basic Resurfacing – Double Lift 90 mm	Rehabilitation	30 Years
Full Reconstruction	Replacement	Condition at 20 - 30%



Forecasted Capital Requirements



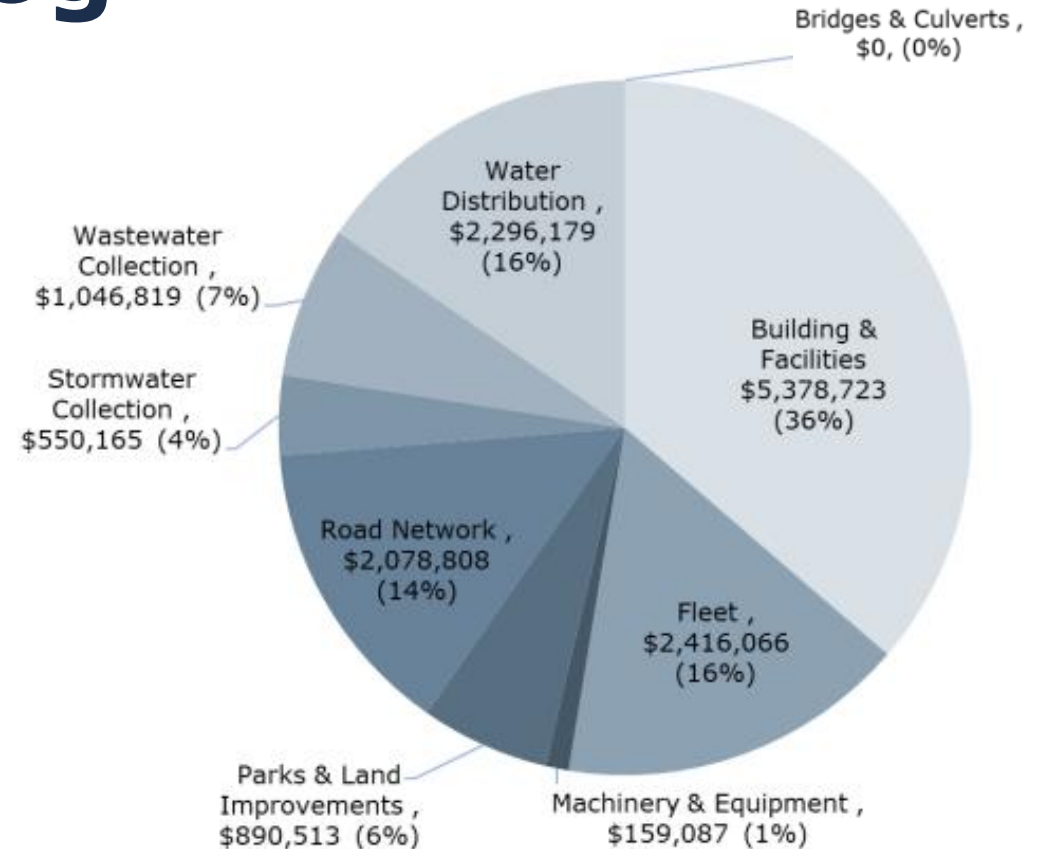
\$14.8 million
Infrastructure backlog

\$9.0 million
Annual Capital Requirement



Infrastructure Backlog

- This analysis relies on asset age and available condition data.
- It is unlikely that all assets are in a state of disrepair, requiring immediate replacements or major renewals
- Implementing systematic condition assessments is crucial.



Annual Capital Requirement & Infrastructure Deficit

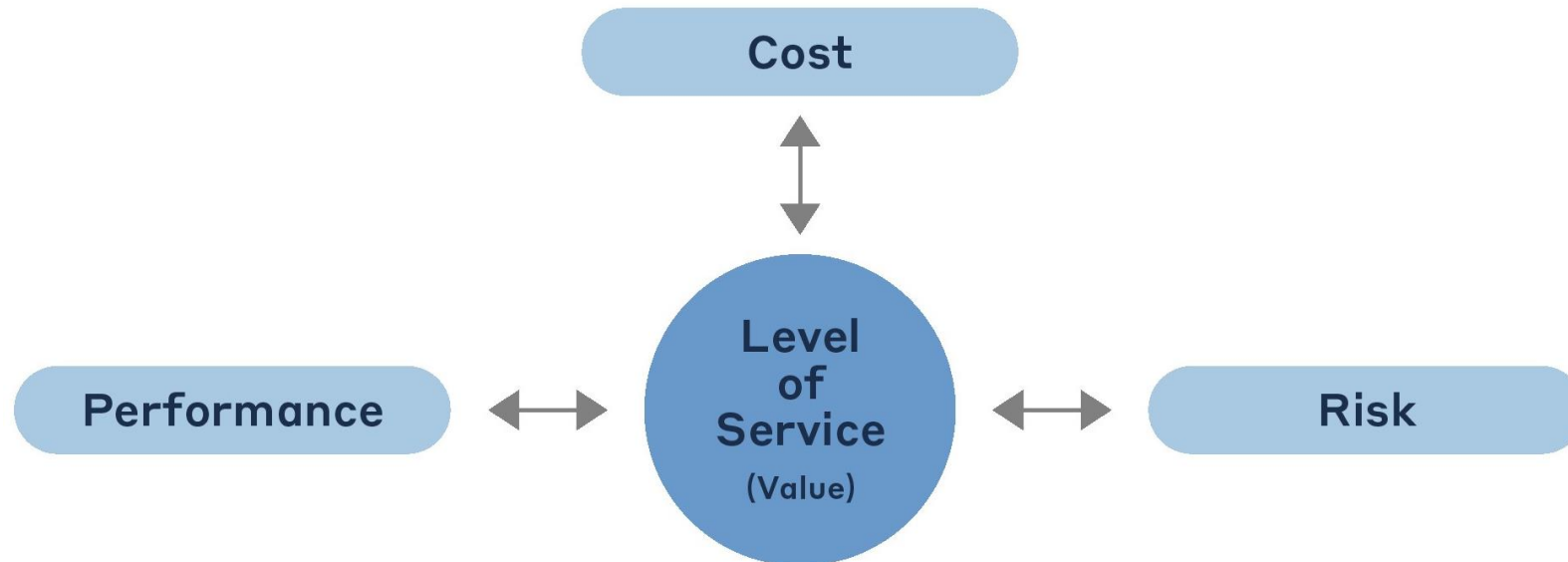
- The 2020 AMP showed that tax-funded and rate-funded assets were funded at 55% and 29% of their long-term capital requirements, respectively.
- Annual Capital Requirement of the asset portfolio has increased from \$8.4 million in 2020 to \$9.0 million in 2024.
- There is an anticipated existing infrastructure deficit.
- Both sustainable and one-time grants/transfers will continue to be an essential source of revenue for investment in capital infrastructure.
- Adjustments to taxes/rates should be supplemented with project prioritization and evaluation of desired level of service.



Levels of Service (LOS)

Definition (ISO 55000):

“Coordinated activity of an organization to realize value from assets”



Levels of Service (LOS) - Continued

Service Attribute	Technical Metric	Current LOS (2023)
Scope	Square metres of outdoor recreation facility space	682,782.84 m ²
	# of maintenance inspections / # of playgrounds (as per CSS)	12/12
Quality	% of parks and recreation areas that are in good or very good condition	83%
	% of parks and recreation areas that are in poor or very poor condition	9%
Performance	Capital reinvestment rate	TBD

Key take-aways from AMP

- 2024 Compliant; further improvements in 2025
- Snapshot in time – based on current available data
- AMP should not “collect dust”
- Centralized source of asset information and Municipality practices
- Communication tool for staff, council, and public



Next Steps

Development of Data Governance Policy and Data Management Procedures

- Timeline: July – September 2024

Data Integration

- Integrate ongoing condition assessments for water and wastewater mains

Data Consolidation

- Consolidate Road Network data with existing road databases to ensure comprehensive and accurate asset records

Develop Proposed Levels of Service (2025)

- Engage staff and public to determine levels of service targets
- Develop a lifecycle and financial plan to meet proposed targets





Questions