

Council Information Session

Asset Management Plan – PLOS Update



TOWNSHIP OF BROCK

November 18, 2024



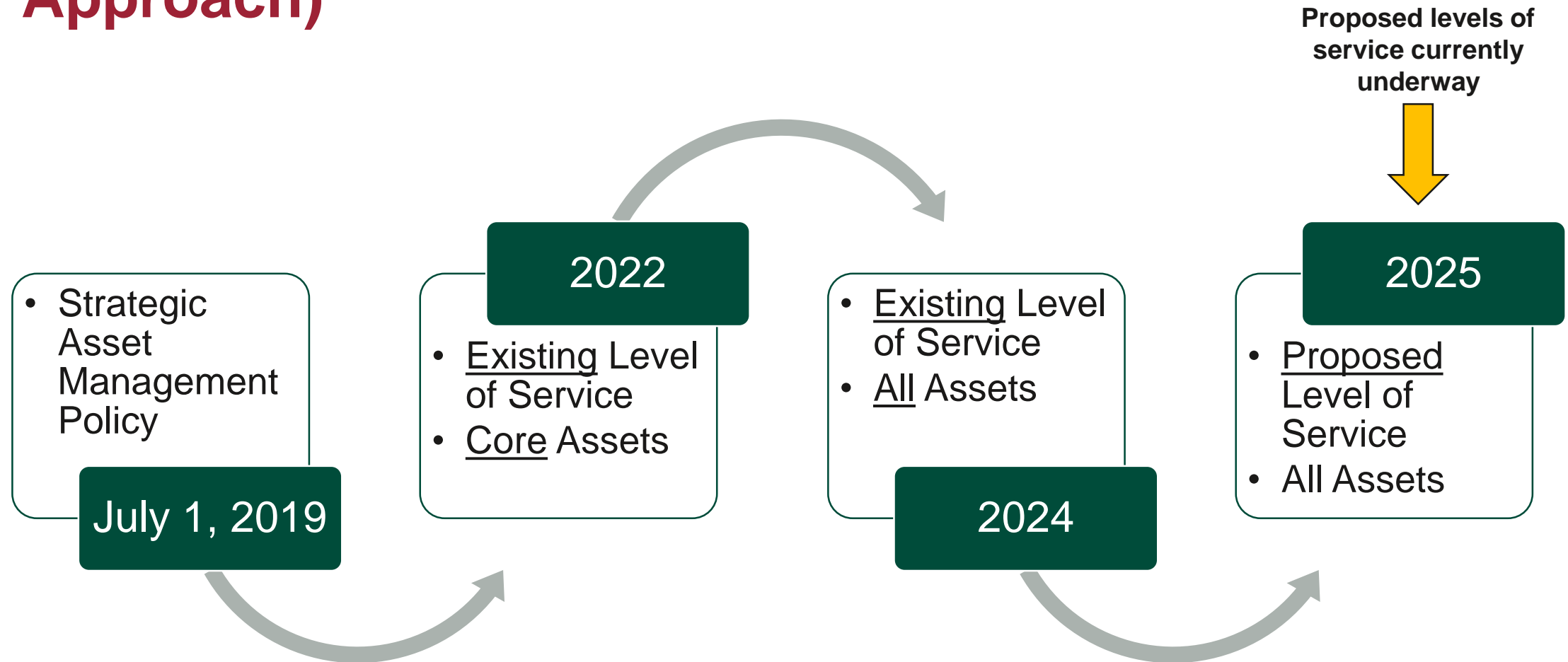
Today's Agenda

- AMP Background and Objectives
- State of Local Infrastructure
- Current and Proposed Level of Service
- Financing Strategy Scenarios
- Next Steps

Asset Management Plan Background

- Municipalities are responsible for ensuring infrastructure is planned, built and maintained in a sustainable way
- Asset Management Plan is a useful tool for identifying long-term infrastructure requirements
- Meet requirements of *Ontario Regulation 588/17*
- To have a readily available document to support future Provincial/Federal grant applications and support CCBF funding agreement

Asset Management Progress: O. Reg. 588/17 (Current Approach)

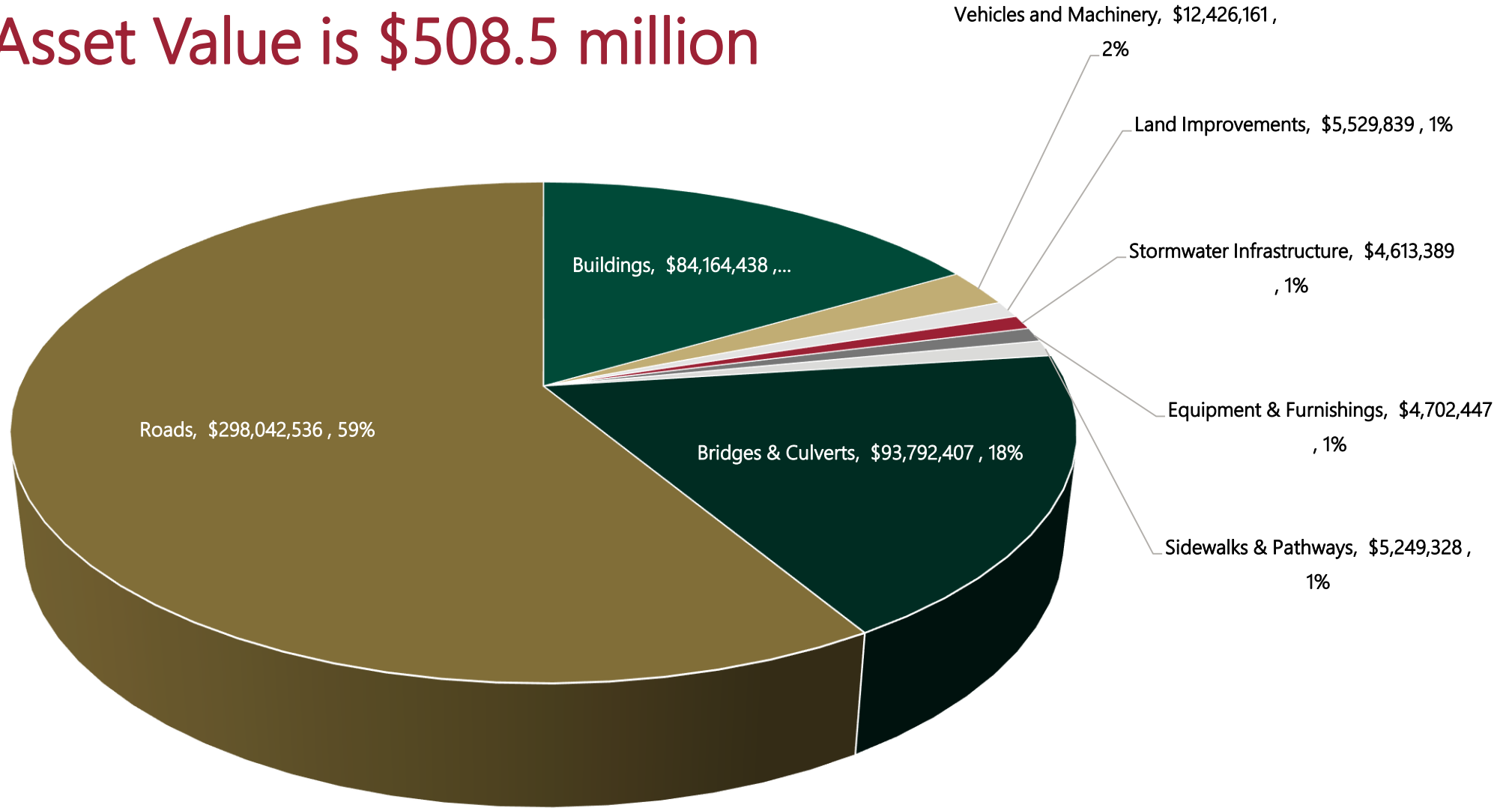


Note: On March 11, 2021 the Province revised O. Reg. 588/17 to extend regulatory deadlines by one year.

Inventory of Assets

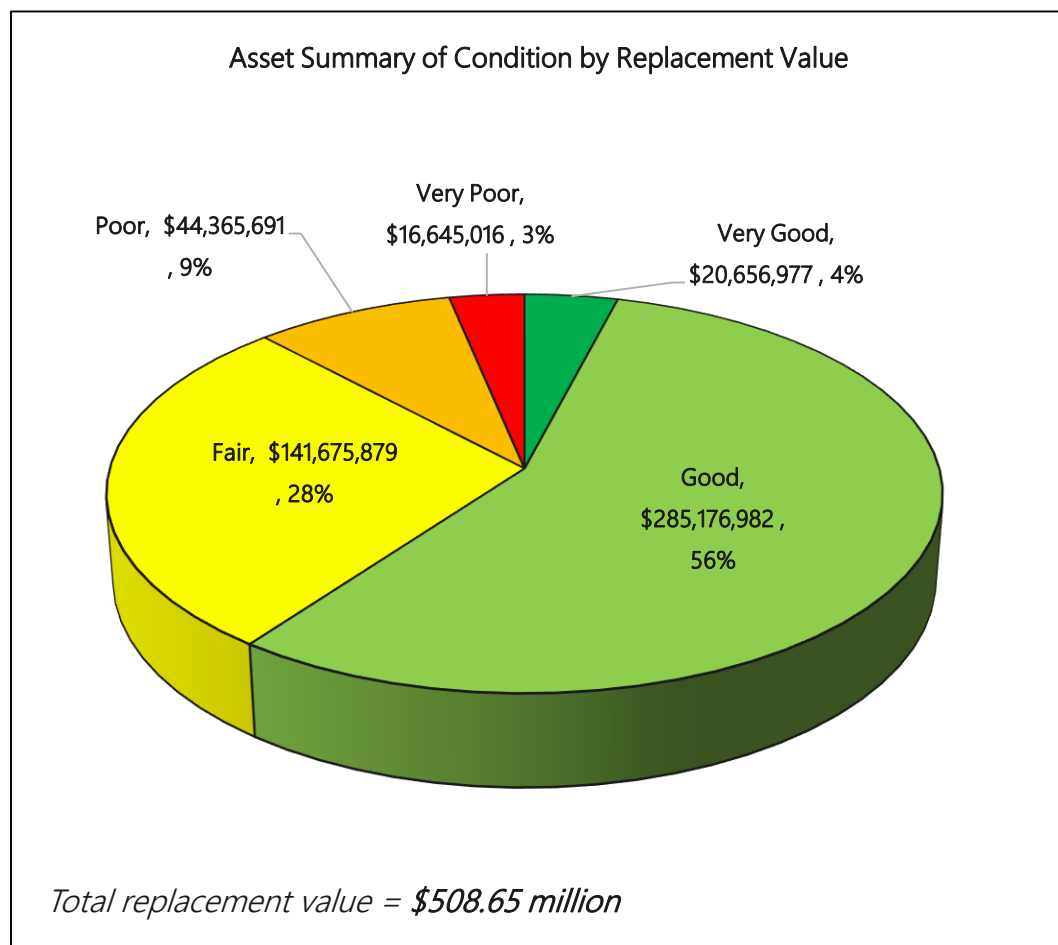
- Identifying a reasonable replacement value approach is key to the plan
- Inventories based on Township data:
 - Roads based on 2023 Road Needs Study
 - Bridges and culverts based on 2023 OSIM Inventory and Inspection
 - Sidewalks based on 2023 Revised Sidewalks Master Plan
 - Buildings based on staff knowledge and building condition assessments
 - Remaining assets including Vehicles and Machinery, Land Improvements, Stormwater infrastructure, and Equipment and Furnishings based on Citywide Inventory
- Replacement Values identified based on three methods:
 - Municipality's 2024 DC Study for township buildings
 - Benchmark costs for roads, road signs, bridges, and culverts
 - Inflated acquisition cost for all remaining asset categories

Total Asset Value is \$508.5 million



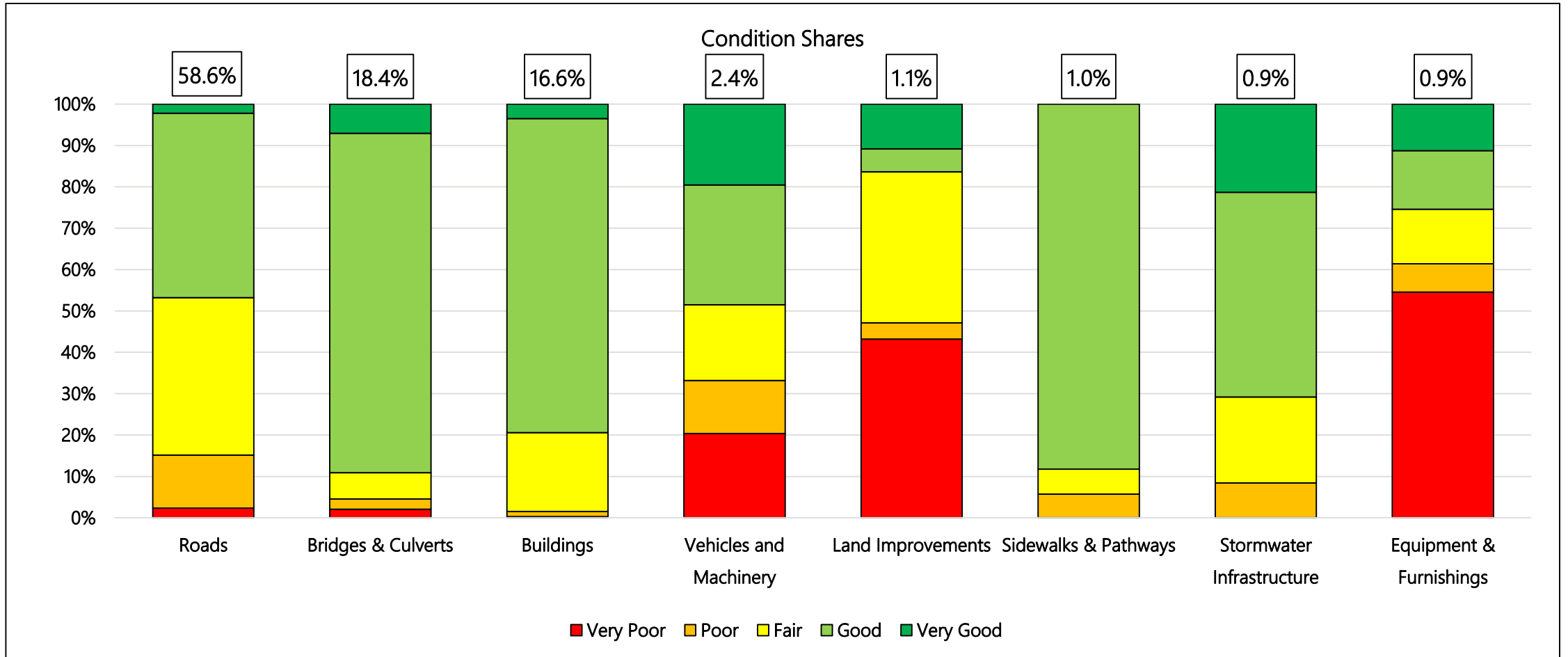
Note: Total asset value based on replacement costs in 2024 dollars and relates to all assets considered under the 2024 Plan.

Overall Assets are in "Good" Condition



- Overall, about 60% (\$305.8 million) of the assets are rated to be in "Good" to "Very Good" condition.
- About 28% (\$141.7 million) are considered to be in "Fair" condition.
- About 12% (\$61.0 million) are considered to be in "Poor" or "Very Poor" condition.
 - Mostly roads, equipment, vehicles, and land improvements.

Condition of Municipal Assets by Category



Note: The reference percentage at the top of each category illustrates the replacement value of each service relative to the total \$243.6 million replacement value.

Existing Levels of Service

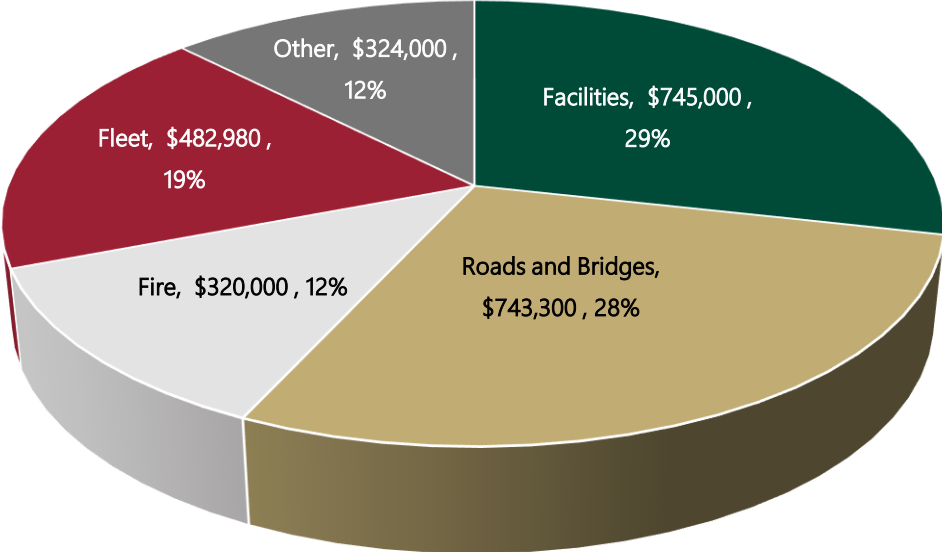
Service Area	Measure of Level of Service	Current LOS	
Fire Services	Average Response Time	7 Minutes, 17 Seconds	
	% of Regulated Inspections Completed	100%	
Facilities	Asset Replacements that result in improved environmental efficiencies (where feasible)	100%	
	Energy efficient Lighting Retrofits (LED Conversions)	14%	
	Average Facility Condition	Library	Good
		Recreation	Good
		Public Works	Good
		Health Services	Good
		Animal Services	Very Good
Fire	Good		
Roads	Average Pavement Condition Index	70 (out of 100)	
Bridges & Culverts	For bridges, the average condition index (O. Reg. 588/17)	68 (out of 100)	
	For culverts, the average condition index (O. Reg. 588/17)	64 (out of 100)	

Service Area	Measure of Level of Service	Current LOS	
Fleet	Average Asset Condition	Public Works	Fair
		Canine/By-Law	Fair
		Building	Fair
		Recreation & Culture	Fair
		Parks	Fair
		Fire	Good
Sidewalks	Total meters of sidewalk constructed per annum	425 M	
Library	Number of Book Lockers	0	
	Average Wait Time for Requested Material	1 Week	
Parks & Recreation	Grass cutting frequency in Parks	Weekly	
	% of Play Structures that are AODA Compliant	15%	

Overview of Current (2024) Asset Management Spending

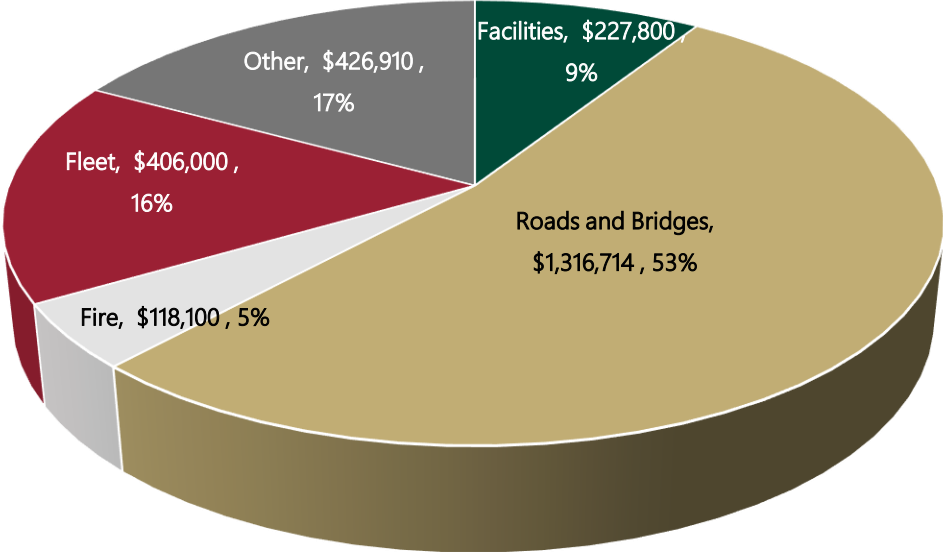
(1)

Capital Spend



Total = \$2.6 Million

Operating Spend



Total = \$2.5 Million

Note 1: Based on 2024 Budget and represents own source revenues (excludes grant funding and transfer from reserve)

Infrastructure Gap – Ideal Spending Level

10-Year Need vs Current Funding



- Total lifecycle costs amount to about \$213 million over the 10-year period
- Total funding under current levels amounts to about \$79.5 million over the 10-year period
- Total 10-year cumulative funding gap is about \$133.4 million
- Unrealistic to expect municipality to close this funding gap over the short-term
 - Require increases of \$2.6 Million per year (equal to a 23% tax increase in 2024)
- Funding the shortfall in 10-years is likely to produce a level of service above those targets established

Proposed Level of Service

Service Area	Measure of Level of Service	Current LOS	PLOS	
Fire Services	Average Response Time	7 Minutes, 17 Seconds	7 Minutes, 17 Seconds	
	% of Regulated Inspections Completed	100%	100%	
Facilities	Asset Replacements that result in improved environmental efficiencies (where feasible)	100%	100%	
	Energy efficient Lighting Retrofits (LED Conversions)	14%	100%	
	Average Facility Condition	Library	Good	Good
		Recreation	Good	Good
		Public Works	Good	Good
		Health Services	Good	Good
		Animal Services	Very Good	Very Good
Fire	Good	Good		
Roads	Average Pavement Condition Index	70 (out of 100)	70 (out of 100)	
Bridges & Culverts	For bridges, the average condition index (O. Reg. 588/17)	68 (out of 100)	75 (out of 100)	
	For culverts, the average condition index (O. Reg. 588/17)	64 (out of 100)	75 (out of 100)	

Service Area	Measure of Level of Service	Current LOS	PLOS	
Fleet	Average Asset Condition	Public Works	Fair	Fair
		Canine/By-Law	Fair	Fair
		Building	Fair	Fair
		Recreation & Culture	Fair	Fair
		Parks	Fair	Fair
	Fire	Good	Good	
Sidewalks	Total meters of sidewalk constructed per annum	425 M	500 M	
Library	Number of Book Lockers	0	2	
	Average Wait Time for Requested Material	1 Week	1 Week	
Parks & Recreation	Grass cutting frequency in Parks	Weekly	Weekly	
	% of Play Structures that are AODA Compliant	15%	50%	

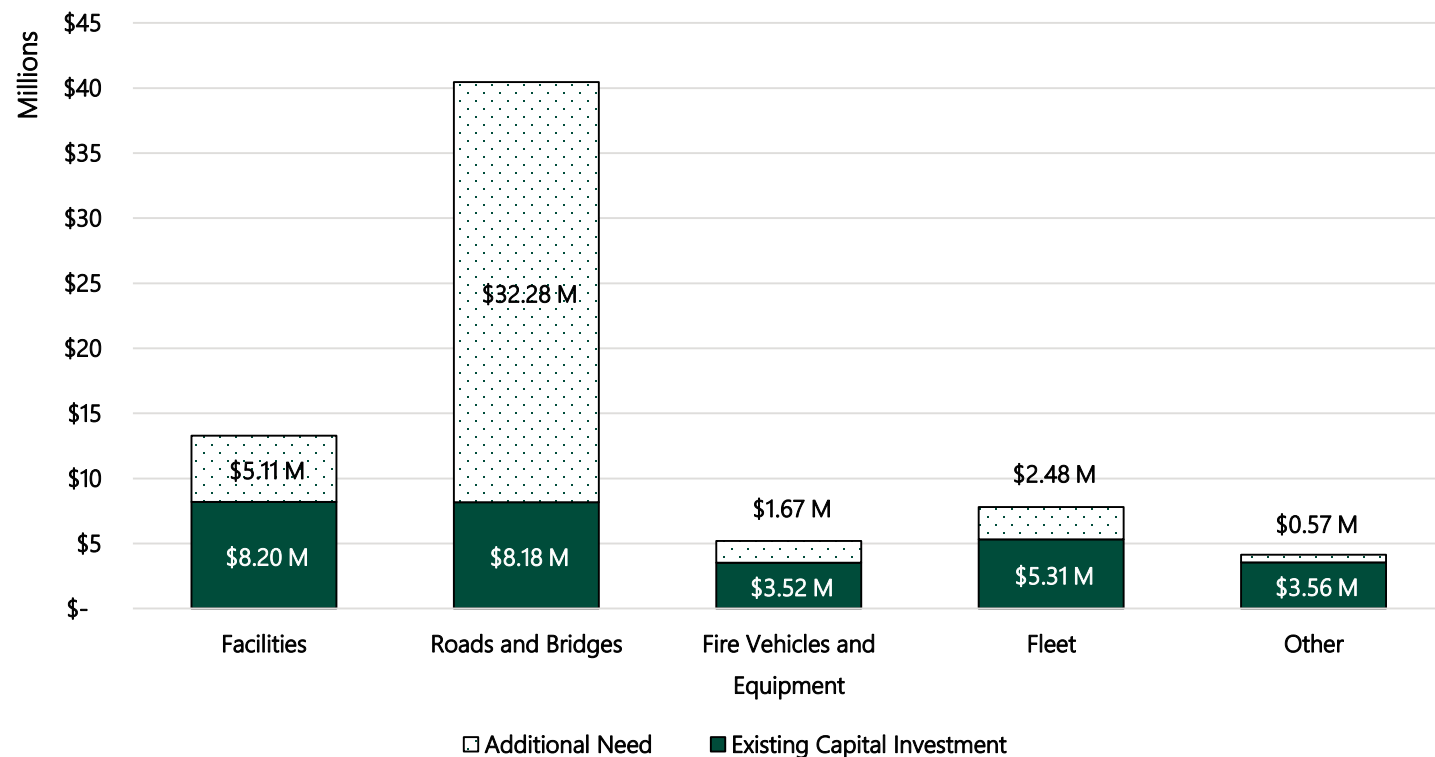
Total Incremental Cost Increase to Achieve PLOS = \$42.1 M over 10 Years

- Increase Capital Asset Repair & Replacement Activity
- Maintain existing O&M expenses plus Growth
- Non-Infrastructure Solutions

Breakdown of Increased Spending Need to Achieve PLOS

Lifecycle Activities

Existing Investment vs. Additional Need to Achieve PLOS

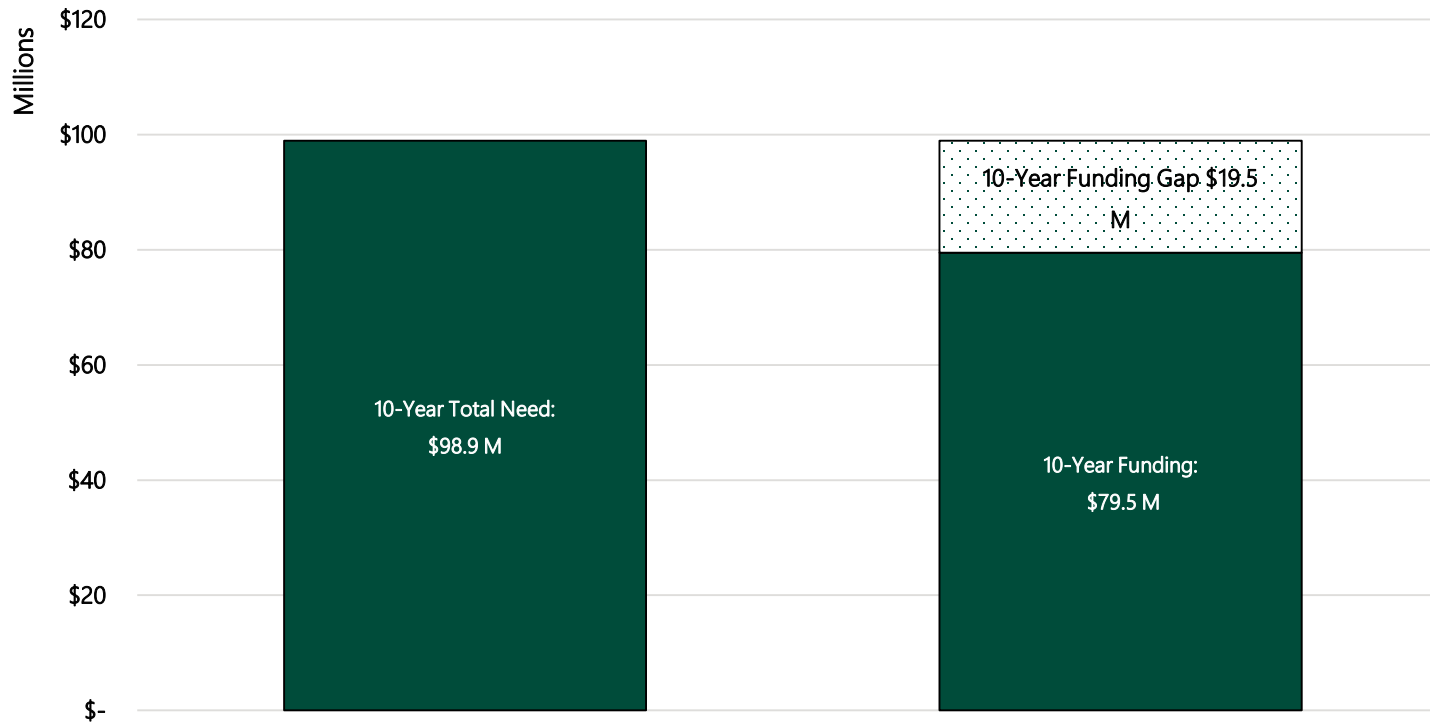


- Facilities – Renewal Strategy (facilities are not planned for “replacement”)
- Roads: Fund “Now” need roads from RNS
- Bridges and Culverts: Fund all recommendations outlined in the OSIM report
- Fire Assets – increase UL of fleet and replace fleet at end of life
- Fleet - replace fleet at end of life
- Stormwater and Other Assets – moderate increase in spending

Additional need is net of any grants used to fund capital (total net need shown on slide 13)

Infrastructure Gap Related to Achieving PLOS

10-Year Need vs Current Funding



- 10-year cumulative funding gap equates to about \$19.5 million
- Closing the gap by the end of the 10-year period would require increases of about \$354,000 per year (3.3% of 2024 tax levy)
- Model assumes continued CCBF and OCIF funding
- Existing capital reserves and other known grant funding has been accounted for
- Estimated tax supported capital funding in 2024 = \$2.6M

Approaches to Close The Gap



Continue to seek Funding Support from Upper Levels of Government



Increased Investment in City infrastructure



Improved Data Quality



Levels of Service Measures



Assessing Risk Tolerance Level



Explore Public Private Partnership opportunities (P3)



Continued Project Co-ordination

Next Steps

- Refine key assumptions to finalize model
- Refine PLOS and costs required to achieve Targets
- Report and present result to Council in 2025