

Presentation to Council

Introduction

Asset Management Plan

- Watson & Associates Economists Ltd. (Watson) was retained to assist the Town of Cobourg (Town) with the development of an asset management plan for the Town's non-core assets.
- The goals of this AMP are:
 - Develop a better understanding of the Town's existing non-core assets
 - Develop a Levels of Service framework for tracking performance and setting future targets
 - Bring the Town into compliance with the next phase of O. Reg. 588/17 (July 1, 2024 requirements)

Ontario Regulation 588/17

Asset Management Planning for Municipal Infrastructure

	1-Jan-18	1-Jul-19	1-Jul-20	1-Jul-21	1-Jul-22	1-Jul-23	1-Jul-24	1-Jul-25
Strategic Asset Management Policy								
Asset Management Plans - Current Levels of Service - Current levels of service - Asset (inventory) analysis - Current performance of assets - Lifecycle activities and costs to maintain current levels of service - Impacts of growth on current levels of service				Core mun infrastruci	icipal ture assets	All municip infrastruct	paal ure assets	
Asset Management Plans - Proposed Levels of Service - Proposed levels of service - Proposed performance of assets - Lifecycle activities and costs to achieve proposed levels of service - Financial strategy - Impacts of growth on proposed levels of service - Risk assessment								



Deadline for completion



Update

AMP Development

A phased approach

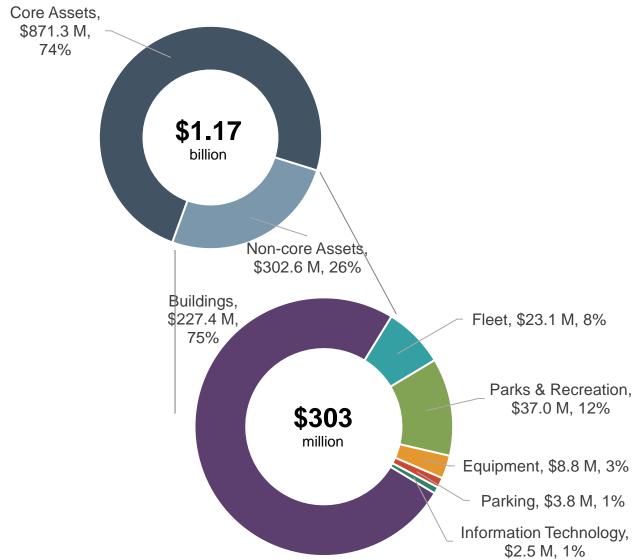


Phase 1	Phase 2	Phase 3
AMP for <u>core</u> infrastructure assets that includes the following:	AMP for <u>non-core</u> infrastructure assets that includes the following:	AMP for <u>all</u> infrastructure assets that includes the following:
Summary information on core infrastructure assets	Summary information on non-core infrastructure assets	Establishment of proposed levels of service
 Current levels of service being provided by core infrastructure assets; 	Current levels of service being provided by non-core infrastructure	10-year forecast of lifecycle activities related to all infrastructure assets to
 Summary of lifecycle management strategies 	assets10-year forecast of lifecycle activities	achieve the proposed levels of serviceAnnual funding targets
 10-year forecast of lifecycle activities related to core infrastructure assets to maintain current levels of service; and Annual funding targets 	related to non-core infrastructure assets to maintain current levels of service	Financial strategy that outlines how the Municipality plans to support the forecast of lifecycle activities and long-term lifecycle funding requirements
Completed April 2022 (stormwater), June 2022 (all other core assets)	Due July 1, 2024	Completed April 2022 (stormwater) Due July 1, 2025 (all other assets)

Asset Management Plan Highlights

Asset Overview





Asset Class	Description	Replacement Cost (2024\$)
Buildings	64 buildings spanning approximately 470,000 ft ²	\$227,400,000
Fleet	116 fleet assets supporting 13 departments	\$23,100,000
Parks and Recreation	Playground equipment, sports fields and courts, waterfront infrastructure, docks, etc.	\$37,000,000
Equipment	1,600 individual pieces of equipment comprising mowers, pumps, transit shelters, generators, trailers, etc.	\$8,800,000
Parking	Parking spaces (in lots), Pay & Display machines, etc.	\$3,800,000
Information Technology	Software, computers, monitors, projectors, printers, security systems, servers, etc.	\$2,500,000
Total		\$302,600,000



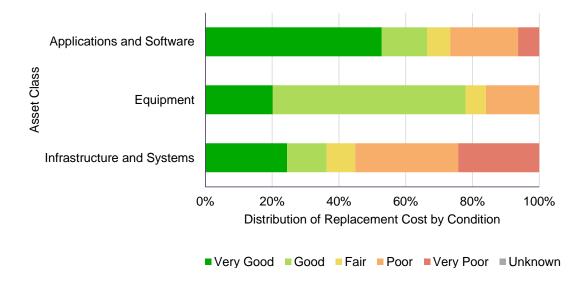
Asset Class	Approach to Condition Assessment
Buildings	Formal condition assessments were completed for some of the Town's facilities by CIMA+. For other facilities, Town staff assigned an overall condition rating on a scale of 1 (Very Good) to 5 (Very Poor).
Parks and Recreation	Parks and Recreation assets were assessed by Town staff using a 5-point condition rating scale.
Fleet, Equipment, Parking, Information Technology	Condition ratings assigned based on age relative to useful life (ULC%)

Information Technology

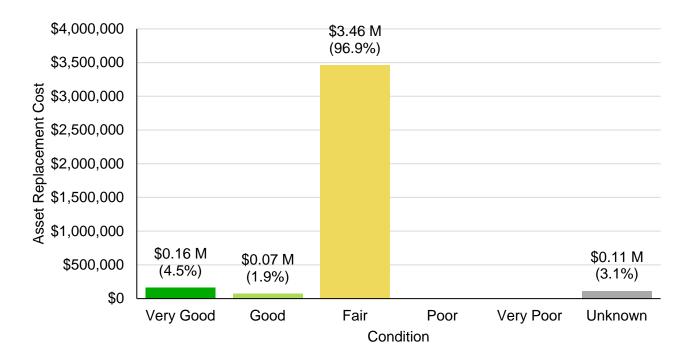


ULC%	Condition State
0% ≤ ULC% ≤ 45%	Very Good
45% < ULC% ≤ 90%	Good
90% < ULC% ≤ 100%	Fair
100% < ULC% ≤ 125%	Poor
125% < ULC%	Very Poor



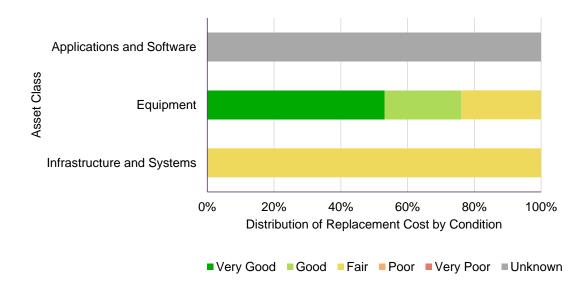


Municipal Parking

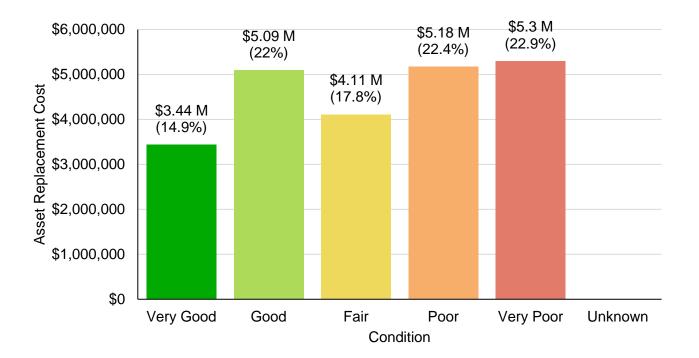


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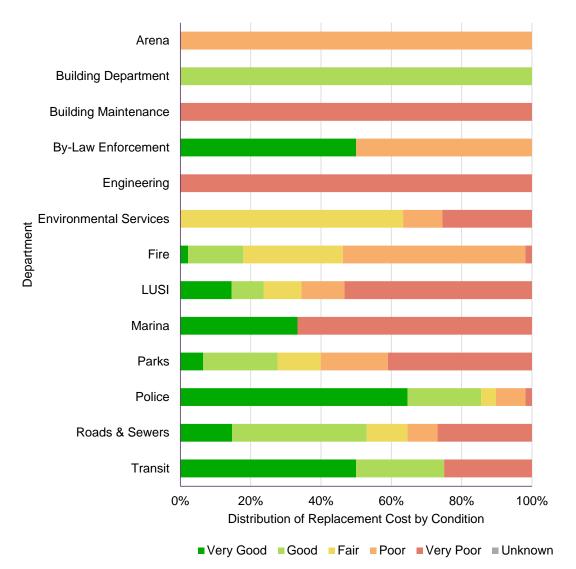


Fleet

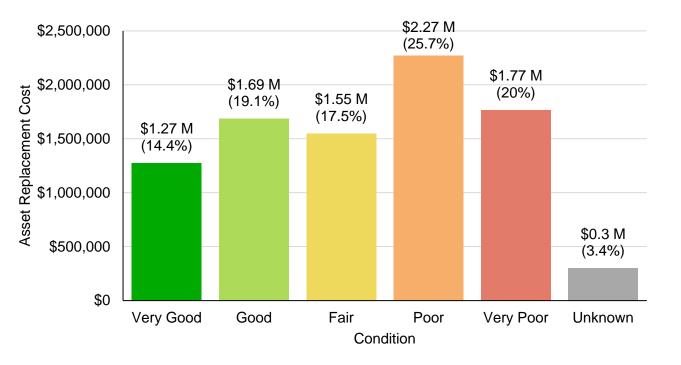


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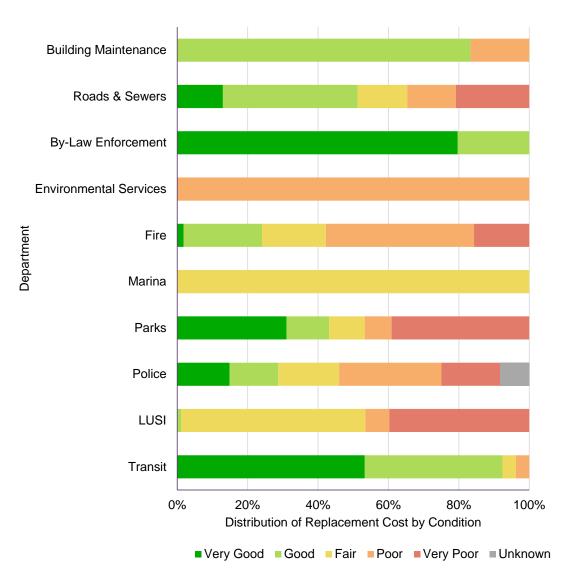


Equipment

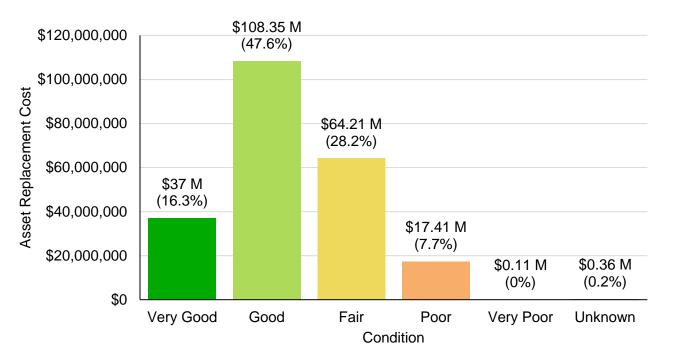


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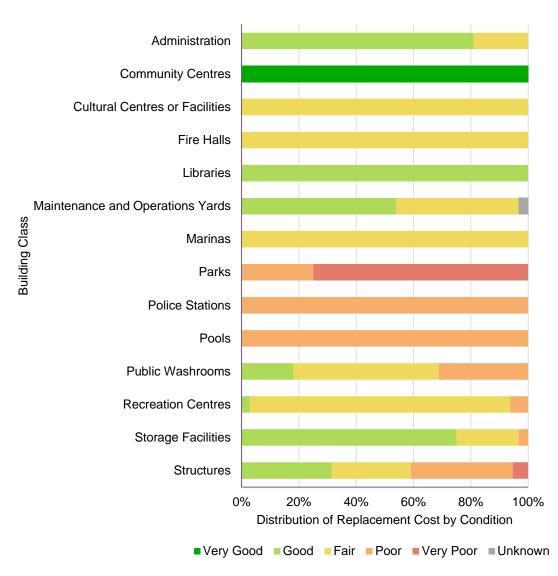


Buildings

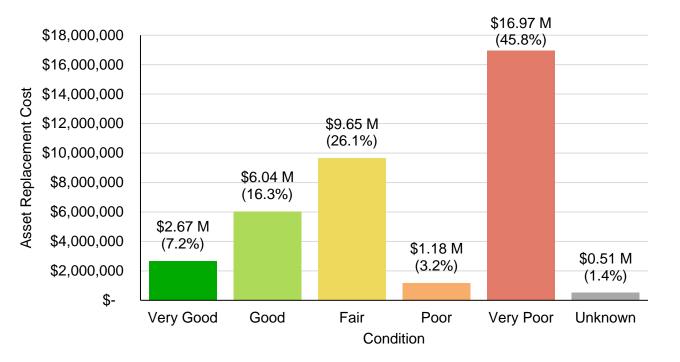


Condition Rating	Condition State
1	Very Good
2	Good
3	Fair
4	Poor
5	Very Poor



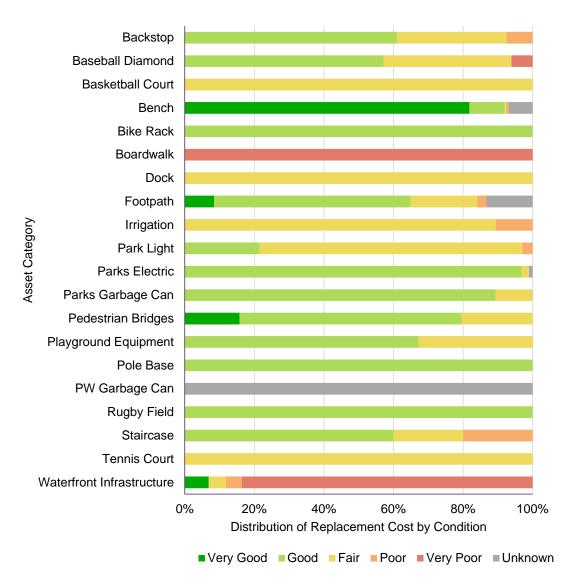


Parks and Recreation



Condition Rating	Condition State
1	Very Good
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3	Fair
4	Poor
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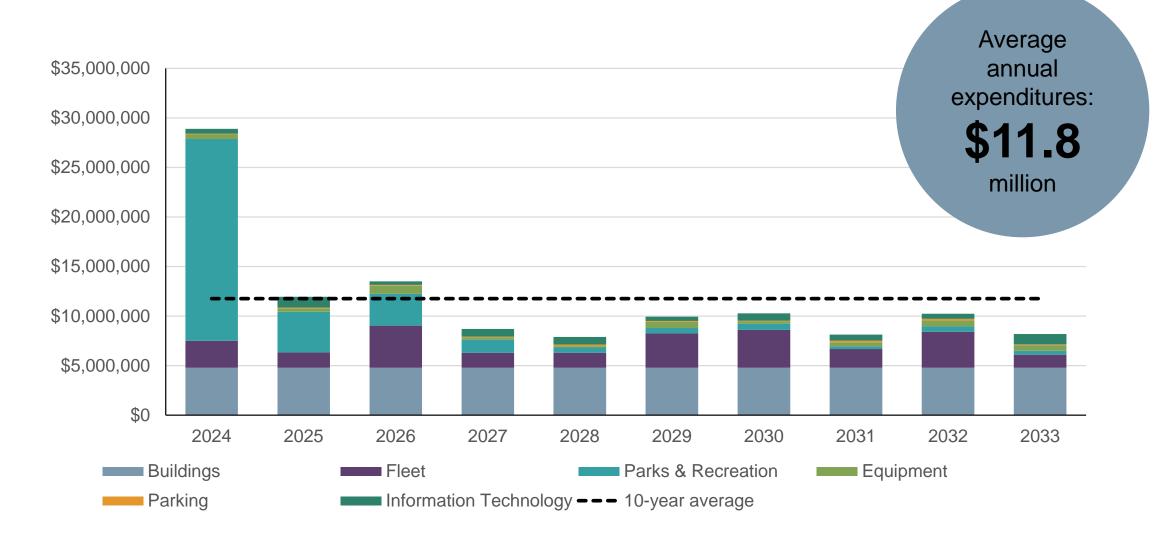




Lifecycle Management Strategy

10-year Capital Expenditure Forecast – Non-core Assets





Looking ahead...



Data refresh for core assets

(updated inventories, replacement costs, condition, levels of service, lifecycle forecast)

Development of options/scenarios for levels of service and lifecycle management strategies, incorporation of risk framework

Development of Financial Strategy

Quantify financial impacts of level-of-service options/scenarios

Consultation with Council to identify proposed levels of service

Final Asset Management Plan

Annual review of asset management progress